

Reviving Cities with Tax Abatement

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Policy
Research



Reviving Cities With Tax Abatement

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Reviving Cities With Tax Abatement:

Reviving Cities with Tax Abatement Daniel R. Mandelker, Gary Feder, Margaret R. Collins, 1980 Public agencies and private redevelopers have been urban renewal partners for over sixty years While federally subsidized urban renewal initially delegated a major role to the public agencies this program gave way to strategies in which the private sector has been dominant Nowhere is privately sponsored urban renewal more successful than in Missouri where constitutional authority for private tax abated redevelopment has stimulated large scale downtown reinvestment in St Louis and Kansas City Downtown areas have been an especially severe renewal problem as population and employment transfers to the suburbs left many downtowns facing an uncertain future Downtown retailing has declined new construction came to a standstill and buildings were demolished but not replaced Subsidy programs poured millions into downtown renewal often with little success The Missouri experience deserves close analysis as a successful downtown renewal program in which the public role is minimized and a novel tax abatement subsidy provides the renewal incentive The downtown St Louis tax abated urban redevelopment program is the subject of the study presented in this book Part 1 introduces the program outlines its major provisions and details its history in St Louis Part 2 evaluates the effectiveness of the program applies a cost revenue analysis to measure its net benefit to the city and considers equity issues raised by the tax abatement feature The final portion of this book considers the major legal issues that have been litigated in Missouri appellate court decisions A conclusion provides commentary on tax abated private redevelopment as an acceptable redevelopment technique

Mapping Decline Colin Gordon, 2014-09-12 Once a thriving metropolis on the banks of the Mississippi St Louis Missouri is now a ghostly landscape of vacant houses boarded up storefronts and abandoned factories The Gateway City is by any measure one of the most depopulated deindustrialized and deeply segregated examples of American urban decay Not a typical city as one observer noted in the late 1970s but like a Eugene O'Neill play it shows a general condition in a stark and dramatic form Mapping Decline examines the causes and consequences of St Louis's urban crisis It traces the complicity of private real estate restrictions local planning and zoning and federal housing policies in the white flight of people and wealth from the central city And it traces the inadequacy and often sheer folly of a generation of urban renewal in which even programs and resources aimed at eradicating blight in the city ended up encouraging flight to the suburbs The urban crisis as this study of St Louis makes clear is not just a consequence of economic and demographic change it is also the most profound political failure of our recent history Mapping Decline is the first history of a modern American city to combine extensive local archival research with the latest geographic information system GIS digital mapping techniques More than 75 full color maps rendered from census data archival sources case law and local planning and property records illustrate in often stark and dramatic ways the still unfolding political history of our neglected cities

Rebuilding America's Cities Paul R. Porter, 2017-09-04 A growing cooperation between the public and private sectors indicates that the tasks of redevelopment are too large and complex for

either sector to accomplish alone Some people maintain that government can do few things right others are equally distrustful of the private sector As used here the private sector is considered to be all that is not government Each of the success stories illustrated is in part a road to recovery although none appear to have been influenced by a purpose that broad Paul R Porter and David C Sweet present stories of progress in self reliance that concern neighborhood and downtown recoveries school improvement job generation a regained fiscal solvency novel financing techniques helping tenants to become homeowners and a successful venture in self help and tenant management in crime infested neighborhoods The successes stem from the diverse community roles of Yale University a medical center the world s largest research organization the Clorox Company a gas company an insurance company a newspaper neighborhood and downtown organizations city governments and two religious organizations the Mormon Church and the tiny Church of the Savior These stories are located throughout the United States including Akron Baltimore Brooklyn Cincinnati Cleveland Columbus Fort Wayne Indianapolis Milwaukee New Haven Oakland Pittsburgh St Louis St Paul Salt Lake City Springfield Mass Tampa and Washington D C The editors have gathered the work of professionals known in the field of urban studies James W Rouse Donald E Lasater Rolf Goetze Dale F Bertsch Joel Lieske Eugene H Methvin James E Kunde T Michael Smith Robert Mier Carol Davidow Jay Chatterjee June Manning Thomas Norman Krumholz Larry C Ledebur and Robert C Holland

Atlanta's Olympic Resurgence: How the 1996 Games Revived a Struggling City Michael Dobbins, Leon S. Eplan & Randal Roark, 2021 The summer of 1996 In nineteen days six million visitors jostled about in a southern city grappling with white flight urban decay and the stifling legacy of Jim Crow Six years earlier a bold audacious partnership of a strong mayor enlightened business leaders and Atlanta s Black political leadership dared to bid on hosting the 1996 Olympic Games Unexpectedly the city won an achievement that ignited a loose but robust coalition that worked collectively if sometimes contentiously to prepare the city and push it forward This is a story of how once struggling Atlanta leveraged the benefits of the Centennial Games to become a city of international prominence This improbable rise from the ashes is told by three urban planning professionals who were at the center of the story Back cover

Selling Cities David P. Varady, Jeffrey A. Raffel, 1995-01-01 Shows that cities can be revitalized by attracting and retaining the middle class through schools and housing programs

Housing the Homeless Jon Erickson, Charles Wilhelm, 2017-07-12 Homelessness has become a lasting issue of vital social concern As the number of the homeless has grown the complexity of the issue has become increasingly clear to researchers and private and public service providers The plight of the homeless raises many ethical anthropological political sociological and public health questions The most serious and perplexing of these questions is what steps private charitable and public organizations can take to alleviate and eventually solve the problem The concept of homelessness is difficult to define and measure Generally persons are thought to be homeless if they have no permanent residence and seek security rest and protection from the elements The homeless typically live in areas that are not designed to be shelters e g

parks bus terminals under bridges in cars occupy structures without permission e g squatters or are provided emergency shelter by a public or private agency Some definitions of homelessness include persons living on a short term basis in single room occupancy hotels or motels or temporarily residing in social or health service facilities without a permanent address Housing the Homeless is a collection of case studies that bring together a variety of perspectives to help develop a clear understanding of the homelessness problem The editors include information on the background and politics of the problem and descriptions of the current homeless population The book concludes with a resource section which highlights governmental policies and programs established to deal with the problem of homelessness The Encyclopedia of Housing, Second Edition Andrew T. Carswell, 2012-06-13 The second edition of the Encyclopedia of Housing has been updated to reflect the significant changes in the market that make the landscape of the industry so different today and includes articles from a fresh set of scholars who have contributed to the field over the past twelve years **A Study on Relationship Between Local Utilization of Manufacturing Property Tax Abatement and Local Conditions in Michigan Cities** Hyunsung Lee, 1999 **Big City Politics in Transition** H. V. Savitch, John Clayton Thomas, 1991-06-14 Big City Politics in Transition is a good reference volume packed with much important and up to date information Environment and Planning A timely book that revisits the field so well described by Edward Banfield Big City Politics 1965 as of the early 1960s but which has changed greatly since then Each profile shows a high level of research and the notes provide a thorough bibliography of the literature A tremendously useful book for readers at all levels Choice This book was inspired by Edward Banfield s Big City Politics of 1965 In Big City Politics in Transition the introduction amply justifies the need for a new volume This multiauthored volume examines thirteen cities Boston Philadelphia Chicago Detroit Saint Louis Atlanta Miami New Orleans Denver Houston Los Angeles San Francisco and Seattle Each chapter traces the economic social and political changes since 1965 and current political problems It is impossible to do justice to all thirteen studies in a short review but this book represents a very useful summation of the current state of the major US cities Environment and Planning C In 1965 Big City Politics ambitiously attempted to describe the workings of America s big cities using nine large U S cities as examples By the time it was published urban racial conflict declining economic power and growing concentrations of low income populations had changed the face of the urban political scene Big City Politics in Transition examines how government and administration in America s largest cities have changed between 1960 and 1990 The contributors to this intriguing volume trace demographic and economic change over this vital and at times turbulent period explaining what those changes mean for politics policies and the general quality of life The chapters address the demographics and economic base of the cities under consideration the role and structure of city government including interaction with state houses suburbs and Washington DC and the roles played by interest groups and political influentials The cities profiled include Boston Philadelphia Chicago Detroit St Louis Atlanta Miami New Orleans Denver Houston Los Angeles San Francisco and Seattle Underlying these

concerns is an examination of the political character of the city the composition and cohesion of the coalitions groups organizations and individual actors that shape major decisions A balanced and insightful look at urban politics in the late 20th century this volume will enlighten academics and professionals in urban studies policy studies and political science

Loft Living Sharon Zukin, 1989 Behind the dirty cast iron facades of nineteenth century loft buildings an elegant style of life developed during the 1960s and 1970s This style of life of using the city as a consumption mode was tied to the presence of artists whose happenings performances and studio spaces shaped a public perception of the good life at the center of the city

Urban Policy Reconsidered Charles C. Euchner, Stephen McGovern, 2003-07-14 In the past decade America has experienced an urban renaissance Cities as varied as New York Chicago and Boston are no longer seen as ungovernable and doomed to crime and blight However they still face formidable problems Urban Policy Reconsidered is a comprehensive overview of the issues and problems facing our cities today and cover every important issue in urban affairs What is poverty What is economic development What is education What is crime As well as covering all of these fundamental topics in depth the author propose a communitarian approach to addressing the many problems of our cities This book will be the manual for anyone interested in understanding urban policy

Revive and Thrive: The Art of Town Revitalization and Historical Preservation Harlan G. Otis, Transform your town into a vibrant heritage hub and inspire a renaissance of cultural abundance even if you re a novice in historic preservation Throughout this book we ll explore the transformative powers vesting within historic preservation not just a means to revive old structures but an opportunity to invigorate your community fuel local economies and safeguard the cultural continuity that shapes our identities Indeed the real essence of historic preservation extends beyond safeguarding old structures It s about people and the narratives entwined in these spaces This book was written with the understanding that you might not have a professional background in historic preservation It s presented in accessible language and formats breaking down complex concepts with engaging visuals and simple explanations We emphasize an inclusive and community focused approach to revitalization efforts maintaining housing affordability respecting resident rights and genuinely adding value to the lives of all community residents Your town offers a unique heritage and untold histories that when sustained that can be nurtured into a profound sense of pride and belonging among all members of your community

The Culture of Tourism, the Tourism of Culture William P. Clements Center for Southwest Studies, 2003 The Southwest has long been an American dreamscape and inherently this has had its affect on the land and its people Among other topics discussed in the package of essays is how the area is transformed by tourism and how native people gain autonomy by presenting their experiences and cultures to tourists

Growing Smart Legislative Guidebook Stuart Meck, 2020-12-17 States and their local governments have practical tools to help combat urban sprawl protect farmland promote affordable housing and encourage redevelopment They appear in the American Planning Association s Growing Smart Legislative Guidebook Model Statutes for Planning and the Management of Change The

Guidebook and its accompanying User Manual are the culmination of APA's seven year Growing Smart project an effort to draft the next generation of model planning and zoning legislation for the United States The Guidebook is also pertinent to those who are affected by planning decisions and who have an interest in how the statutes are revised including Local planners Builders Developers Real estate and design professionals Smart growth and affordable housing advocates Environmentalists Highway and transit specialists Citizens

Housing and Planning References ,1980 *The South Western Reporter* ,1905 Includes the decisions of the Supreme Courts of Missouri Arkansas Tennessee and Texas and Court of Appeals of Kentucky Aug Dec 1886 May Aug 1892 Court of Appeals of Texas Aug 1892 Feb 1893 Jan Feb 1928 Courts of Civil and Criminal Appeals of Texas Apr June 1896 Aug Nov 1907 Court of Appeals of Indian Territory May June 1927 Jan Feb 1928 Courts of Appeals of Missouri and Commission of Appeals of Texas *Cities and Race* David Wilson,2007-01-24 This fascinating book examines the 1990s rise of a new black ghetto in rust belt America the global ghetto It uses the emergent perspective of racial economy to delineate a fundamental proposition historically neglected and marginalized black ghettos in a 1990s era of societal boom and bust have become more impoverished more stigmatized and functionally ambiguous as areas As these ghettos grow in size and become more stigmatized entities in contemporary society our understanding of them in relation to evolving cities and society has not kept pace This book looks to the heart of this misunderstanding to find out how race and political economy in cities dynamically connect in new ways racial economy to deepen deprivation in these areas This book is an essential read for students of geography urban studies and sociology Second Decennial Edition of the American Digest ,1917 Washington University Journal of Urban and Contemporary Law ,1990 The Rise of the Entrepreneurial State Peter K. Eisinger,1988 The Rise of the Entrepreneurial State charts the development of state and local government initiatives to influence the market and strengthen economic development policies This trend marked a decisive break from governments traditionally small role in the affairs of private industry that defined the relationship between the public and private sector for the first half of the twentieth century The turn to state and local government intervention signaled a change in subnational politics that in many ways transcended partisan politics regional distinctions and racial alliances Eisinger's meticulous research uncovers state and local governments transition from supply side to demand side strategies of market creation He shows that instead of relying solely on the supply side strategies of tax breaks and other incentives to encourage business relocation some governments promoted innovation and the creation of new business approaches

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