

# 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

**Elizabeth J. Mueller, J. Rosie Tighe**



## **Regulation For Revenue The Political Economy Of Land Use Exactions:**

**Regulation for Revenue** Alan A. Altshuler, Jose A. Gomez-Ibanez, José A. Gómez-Ibáñez, Arnold M. Howitt, 1993 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

**Regulation for Revenue** Alan A. Altshuler, Jose A. Gomez-Ibanez, 2000-08-21 A Brookings Institution Press and Lincoln Institute of Land Policy publication 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

**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

**Species at Risk** Jason F. Shogren,2014-05-14 Protecting endangered species of animals and plants is a goal that almost everyone supports in principle but in practice private landowners have often opposed the regulations of the Endangered Species Act which they argue unfairly limits their right to profit from their property To encourage private landowners to cooperate voluntarily in species conservation and to mitigate the economic burden of doing so the government and nonprofit land trusts have created a number of incentive programs including conservation easements leases habitat banking habitat conservation planning safe harbors candidate conservation agreements and the no surprise policy In this book lawyers economists political scientists historians and zoologists come together to assess the challenges and opportunities for using economic incentives as compensation for protecting species at risk on private property They examine current programs to see how well they are working and also offer ideas for how these programs could be more successful Their ultimate goal is to better understand how economic incentive schemes can be made both more cost effective and more socially acceptable while respecting a wide range of views regarding opportunity costs legal standing biological effectiveness moral appropriateness and social context

**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 infrastucture 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

**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     The Morning After Earth Day Mary Graham,2010-12-01 A Brookings Institution Press and Governance Institute publication As we approach the 30th anniversary of Earth Day the first of its kind was April 1970 congressional debate about environmental protection often remains paralyzed and polarized But across the country environmental pragmatism is gaining ground The Morning after Earth Day explores how policymakers business executives and citizen groups are fighting novel political battles and sometimes making peace with surprising compromises After a generation of progress in reducing large sources of industrial and municipal pollution and in improving management of public lands today s environmental conflicts are more complex They involve controlling pollution caused by farmers small businesses drivers of aging cars and homeowners as well as minimizing ecological threats on private land Remedies often lie in politically treacherous territory persuading ordinary people to change their daily routines rather than ordering big business to adopt new technology or government officials to manage land differently As Mary Graham shows practical approaches are resolving immediate disputes and providing clues for future policy But core dilemmas remain They include how to reconcile environmental protection with respect for private property how to balance federal and state authority and how much to rely on behavioral versus technological change Only by reclaiming the debate about these dilemmas from extremists and confronting them head on will the nation build a solid foundation for the next generation of environmental policy     **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 that 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      **The Affordable Housing Reader** Elizabeth J. Mueller,J. Rosie Tighe,2013-03-05 *The Affordable Housing Reader* brings together classic works and contemporary writing on the themes and debates that have animated the field of affordable housing policy as well as the challenges in achieving the goals of policy on the ground The Reader aimed at professors students and researchers provides an overview of the literature on housing policy and planning that is both comprehensive and interdisciplinary It is particularly suited for graduate and undergraduate courses on housing policy offered to students of public policy and city planning The Reader is structured around the key debates in affordable housing ranging from the conflicting motivations for housing policy through analysis of the causes of and solutions to housing problems to concerns about gentrification and housing and race Each debate is contextualized in an introductory essay by the editors and illustrated with a range of texts and articles Elizabeth Mueller and Rosie Tighe have brought together for the first time into a single volume the best and most influential writings on housing and its importance for planners and policy makers      **Financing Transit-Oriented**

**Development with Land Values** Hiroaki Suzuki, Jin Murakami, Yu-Hung Hong, Beth Tamayose, 2015-01-15 This book provides cities with strategies and methodologies for applying land value capture financing schemes for capital intensive transit and transit related investments based on the successful experiences of Mass Transit Railway Corporation in Hong Kong SAR China and Japanese railway companies in Tokyo metropolitan areas *Rates, Trends, Causes, and Consequences of Urban Land-use Change in the United States* William Acevedo, 2006

**Site Analysis** James A. LaGro, Jr., 2011-09-15 Site analysis is the key to a well designed project In fact the careful and complete analysis of a site and its surrounding context can lead to better development proposals smoother design implementation and ultimately higher quality built environments This carefully conceived book is the first to detail each crucial step in the site analysis and planning process from site selection through design development It shows how these activities are integrated to arrive at a site plan that successfully balances the needs of the client and other stakeholders with the site's suitability for the intended land uses With more than 130 illustrations this book includes many outstanding examples of maps and site plans created by leading land planning firms It offers guidance on Site identification evaluation and selection Site inventories of physical biological and cultural attributes Land use suitability analysis using Geographic Information Systems GIS Concept planning and design development Graphic communication with clients government agencies and other stakeholders Filled with need to know information on the entire land planning and design process Site Analysis is a vital addition to the library of students and professionals in landscape architecture urban design and planning and related areas This book will fill a void in the academic market by offering a comprehensive introduction to all stages of the site analysis process The Second Edition of Site Analysis will detail each phase of the land planning and site design process explain the influence of site and contextual conditions conditions on land use development and conservation decisions It will also provide a valuable resource for professionals seeking design solutions for successful land use Content from this book is available as an online continuing professional education course at <http://www.wiley.com/WileyCDA/Section/id-320255.html> sustainable\_site WileyCPE courses are available on demand 24 hours a day and are approved by the American Institute of Architects

**The Voluntary City** David T. Beito, Peter Gordon, Alexander Tabarrok, 2009-10-01 Assembling a rich history and analysis of large scale private and voluntary community based provision of social services urban infrastructure and community governance this book provides suggestions on how to restore the vitality of city life Historically the city was considered a center of commerce knowledge and culture a haven for safety and a place of opportunity Today however cities are widely viewed as centers for crime homelessness poverty unemployment traffic pollution and other social ills In many cities government increasingly dominates life consuming vast resources to cater to special interest groups Decision making has become intensely politicized bureaucratic and largely unaccountable to the populace The Voluntary City provides a rich history and analysis of private locally based provision of social services urban infrastructure and community governance Such systems have offered superior education transportation housing crime



control recreation health care and employment by being more effective innovative and responsive than those provided through special interest politics and bureaucracy The Voluntary City reveals how the process of providing local public goods through the dynamism of freely competitive market based entrepreneurship is unmatched in renewing communities and strengthening the bonds of civil society A refreshing challenge to the orthodoxy that government alone can improve community life The Voluntary City will be an essential reference for anyone interested in the future of cities including scholars and students policy makers civic and business leaders and urban citizens      **Handbook on Smart Growth** Knaap, Gerrit-Jan, Lewis, Rebecca, Chakraborty, Arnab, June-Friesen, Katy, 2022-07-08 This timely Research Handbook examines the evolution of smart growth over the past three decades mapping the trajectory from its original principles to its position as an important paradigm in urban planning today Critically analysing the original concept of smart growth and how it has been embedded in state and local plans contributions from top scholars in the field illustrate what smart growth has accomplished since its conception as well as to what extent it has achieved its goals      **Impact Fees** Author C Nelson, 2017-11-08 This is the only impact fee book you ll need for the next decade or longer This comprehensive reference book updates the popular pioneering works on impact fees by introducing new methodologies concepts applications and theories The authors contend that it s time to go beyond narrowly defined impact fees to proportionate share development fees broadly applied to publicly provided facilities and services and their operation Impact fees are one time charges applied to new development to generate revenue for the construction or expansion of capital facilities outside the boundaries of the new development for system improvements engendered by the new development At least that was the traditional use of impact fees A generation ago they were generally not used legally for the operation maintenance repair alteration or replacement of capital facilities for social purposes such as affordable housing and daycare or for green purposes such as habitat preservation This book updates impact fee law practice and applications and breaks new ground by showing how the impact fee logic of proportionate share can be used for these and other purposes Through actual ordinances summaries of technical reports numerous case studies and model ordinances and codes readers will learn how to design and implement a proportionate share development fee program This is essential reading for anyone interested in impact fees

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