

Property, Prosperity & Poverty: Trends & Choices in Land Use Policy



Demographics, Development Impacts, Market Research & Urban Policy

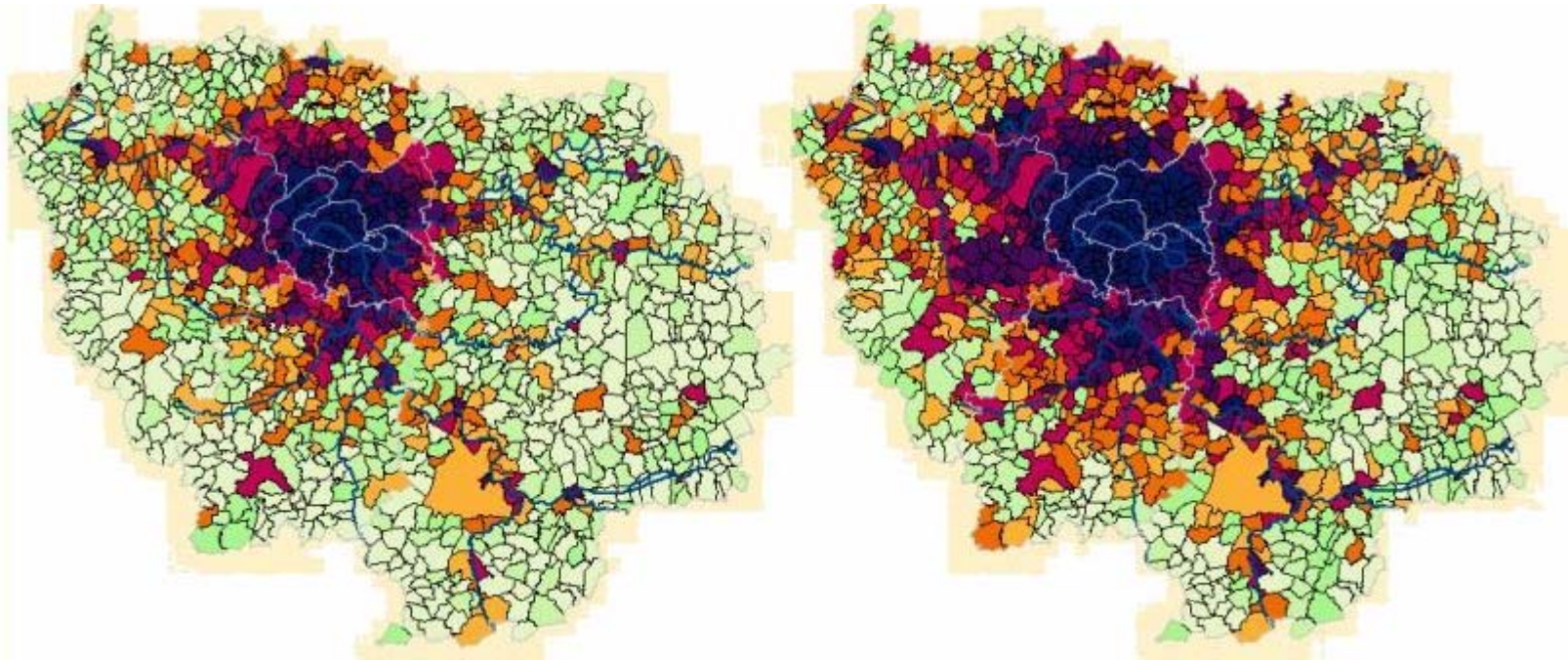
Presentation by
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Wendell Cox Consultancy

Institute of Economic Affairs
London
20 November 2002

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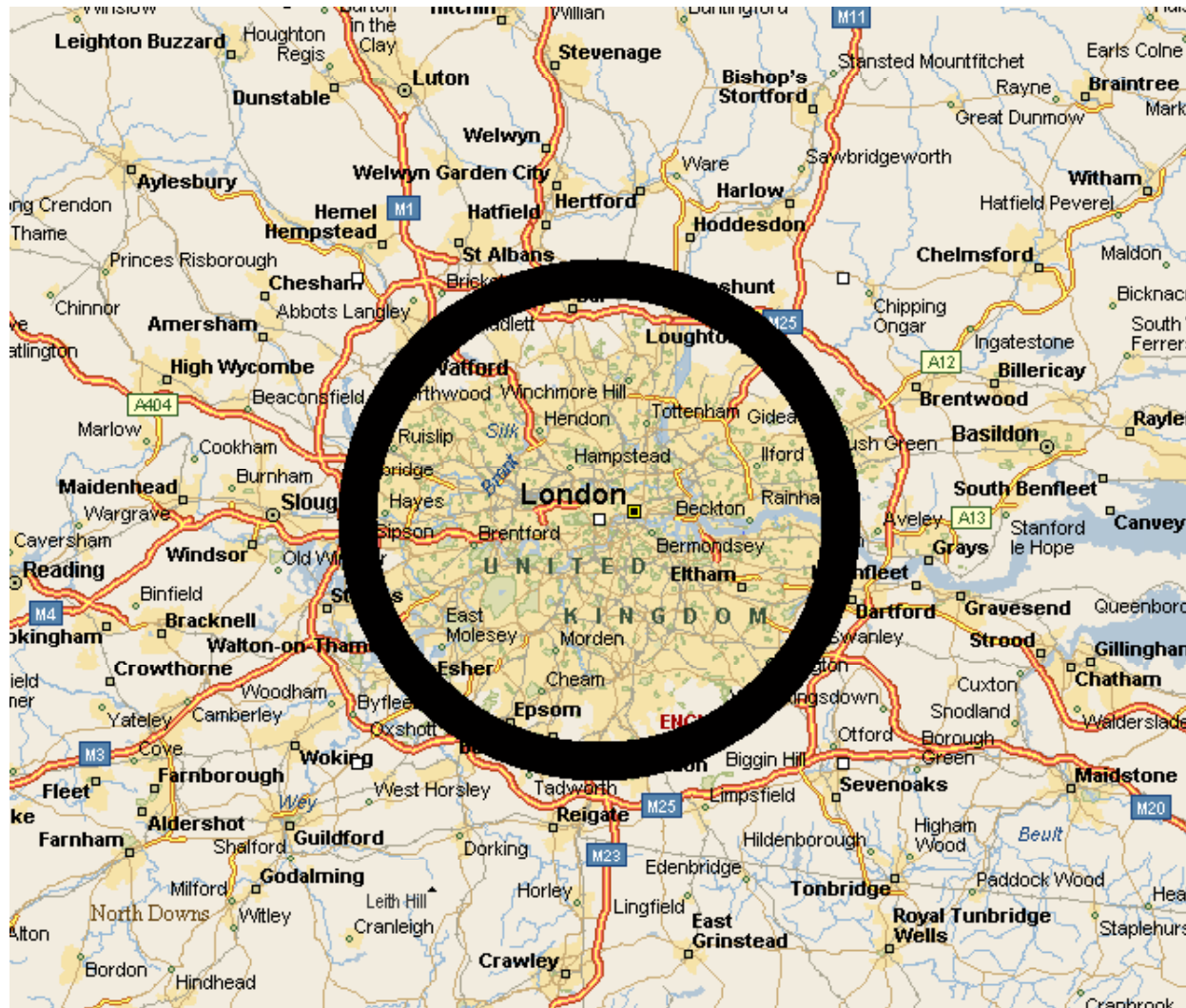
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Urban Sprawl & “Smart Growth”

Birthplace of Smart Growth: London Green Belt



Smart Growth Preference: Urban Densities, Not Suburban



Smart Growth Preference: Public Transport, Not Motorways



Paris: Place de Republic



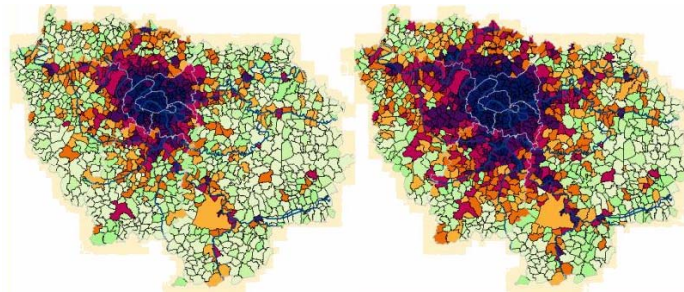
Nirvana (Portland)



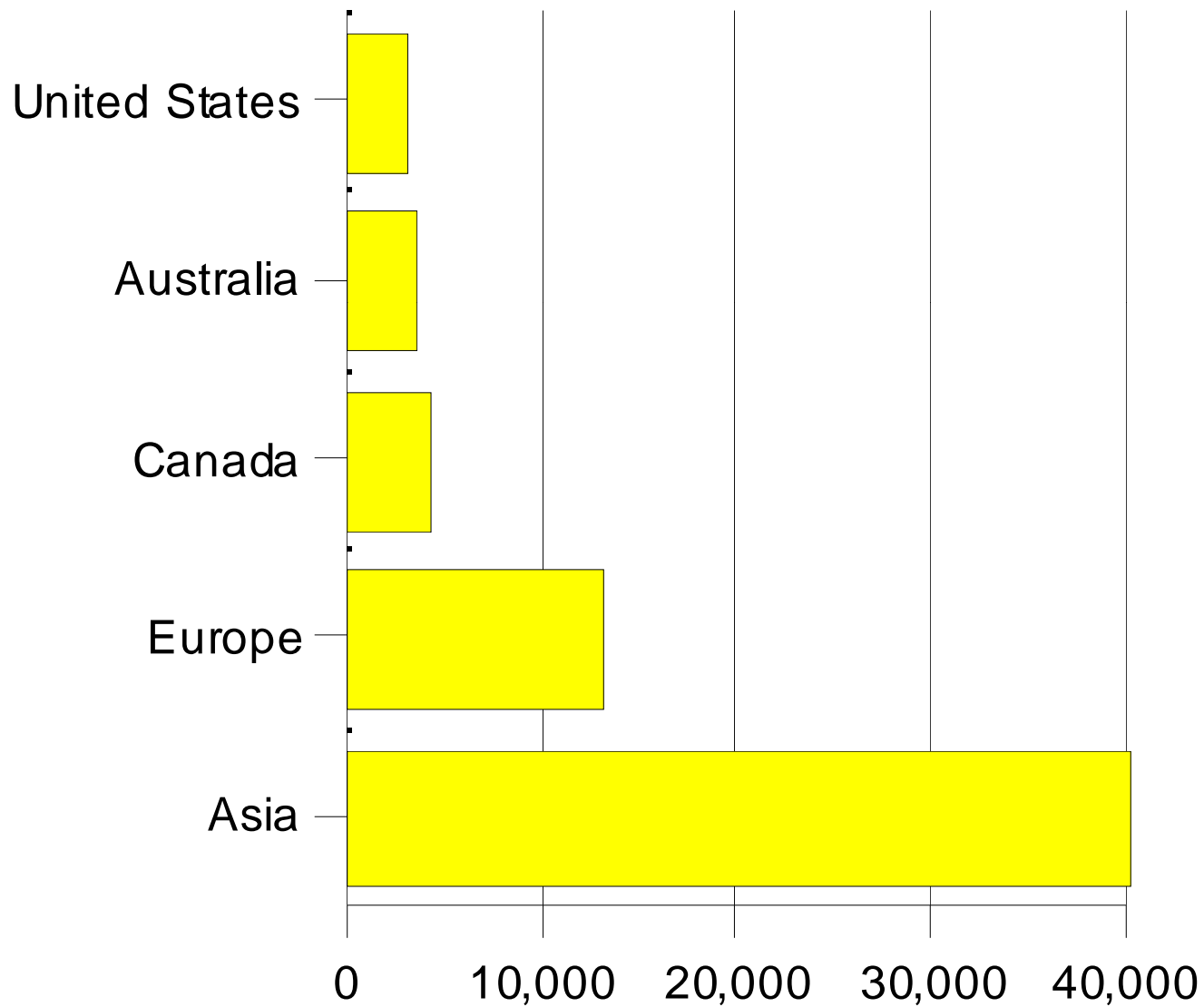
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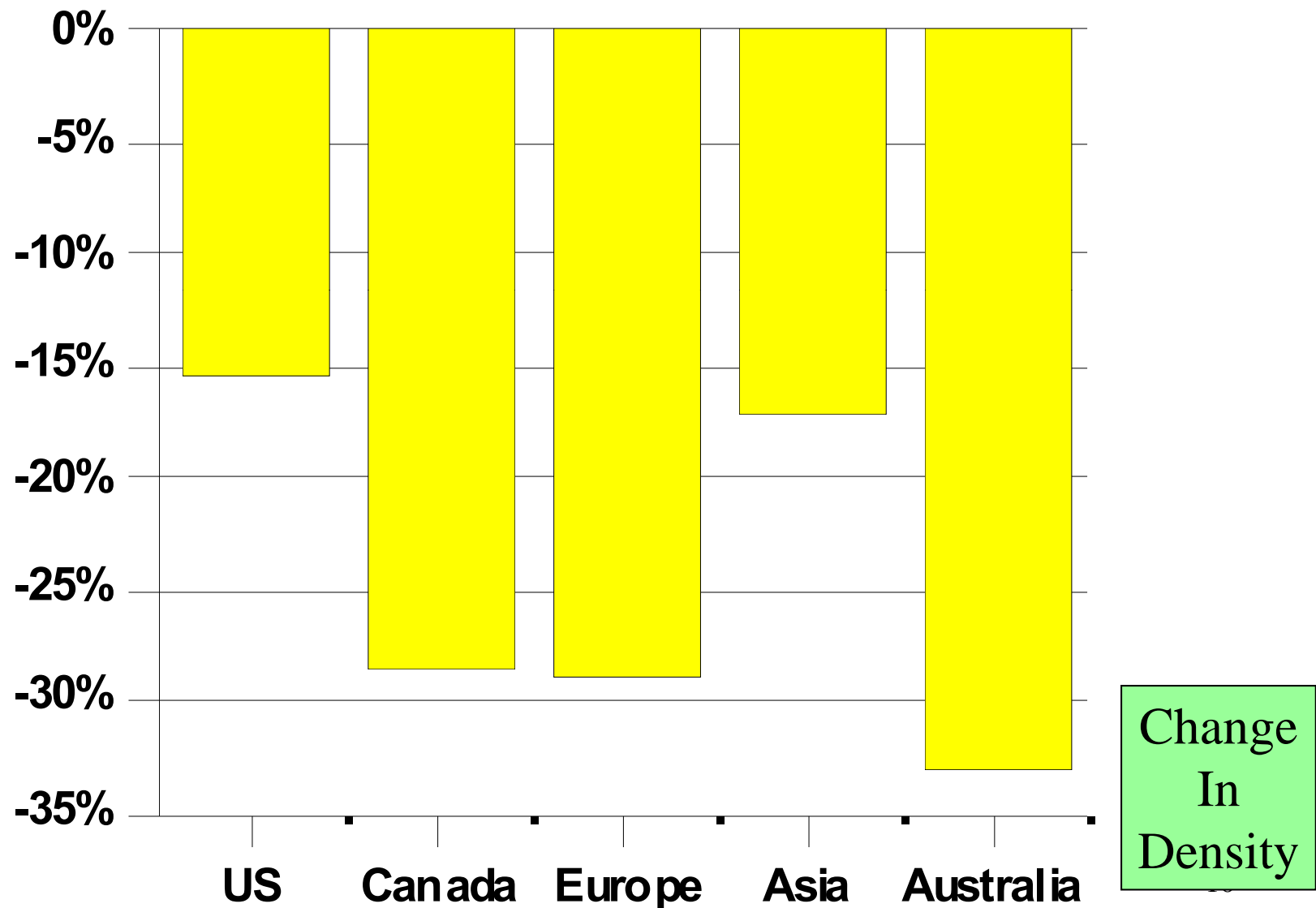
Urban Sprawl: World's Oldest Land Use Trend



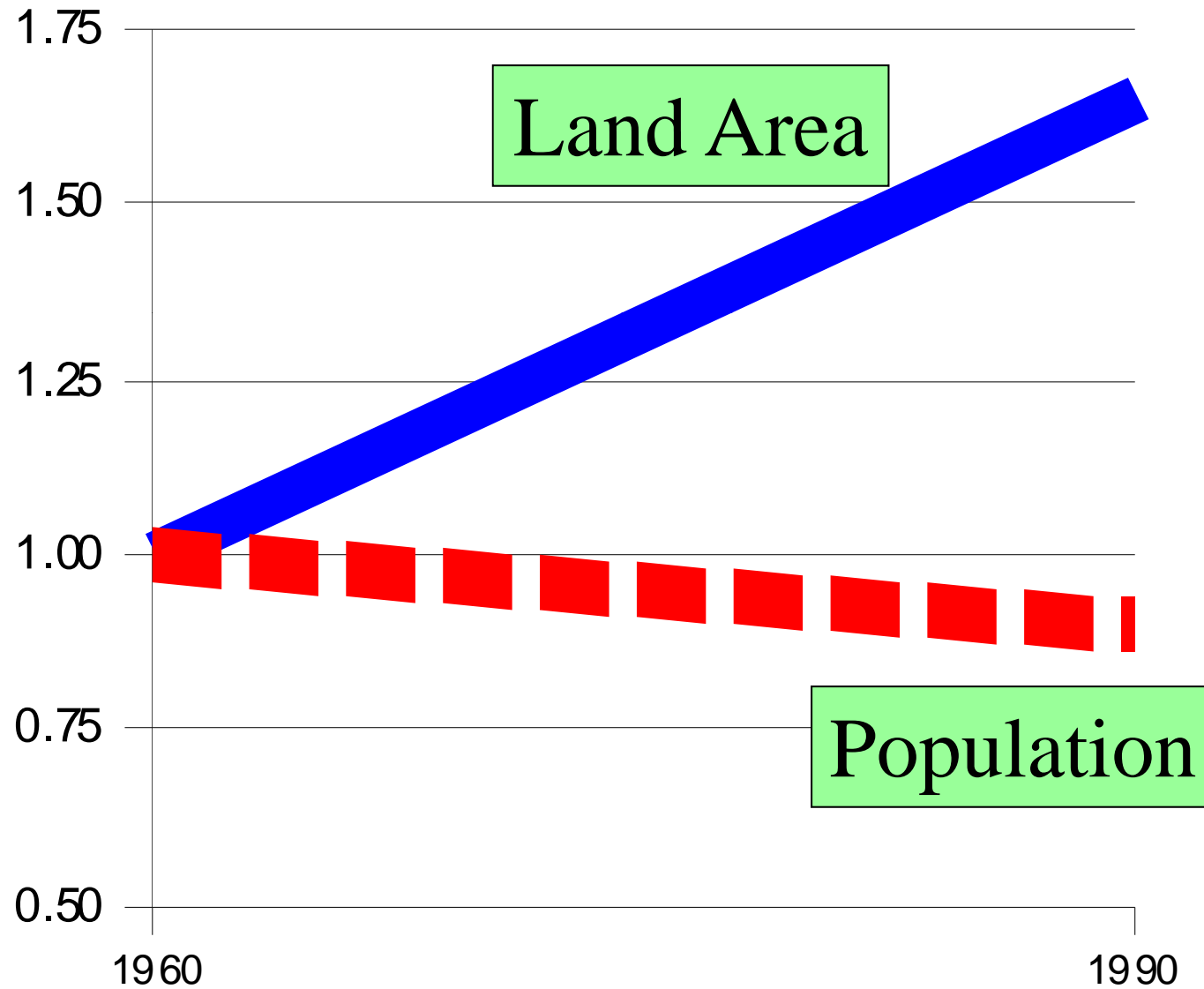
Int'l Urban Area Density: 2000



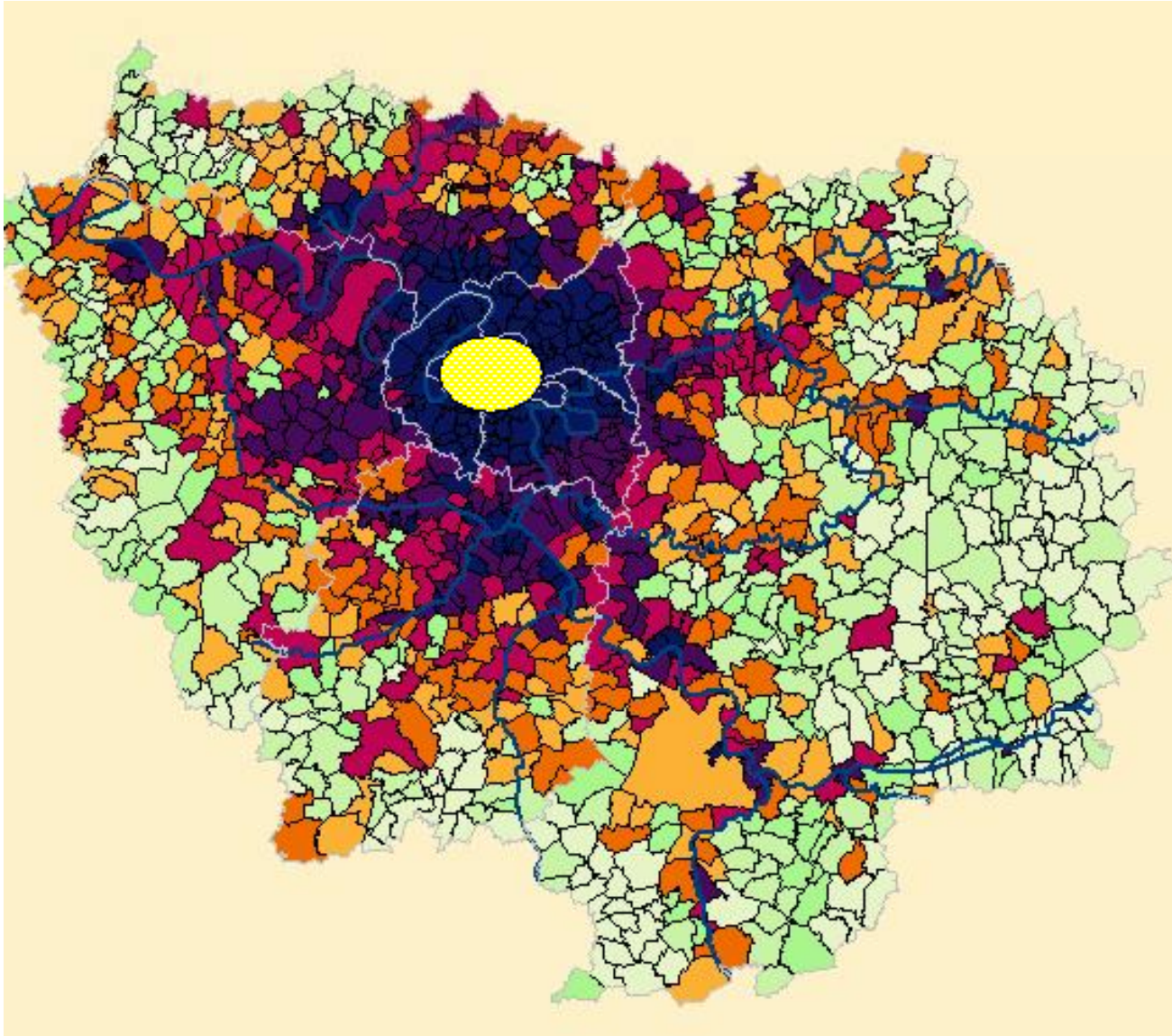
US & International Sprawl 1960-1990



Amsterdam 1960-1990



Paris is Not Paris



Copenhagen Suburbs



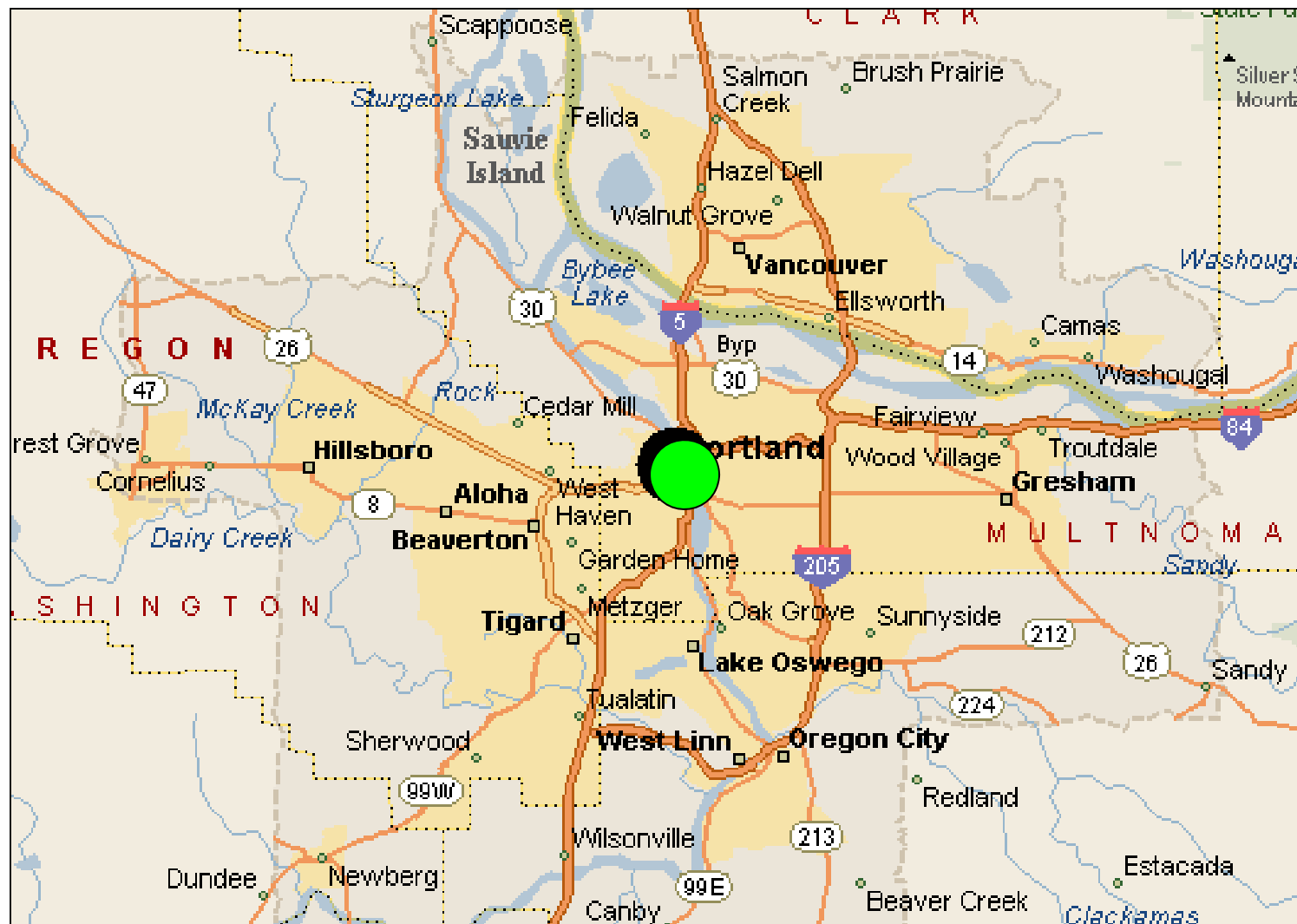
Stockholm: Arlanda Corridor



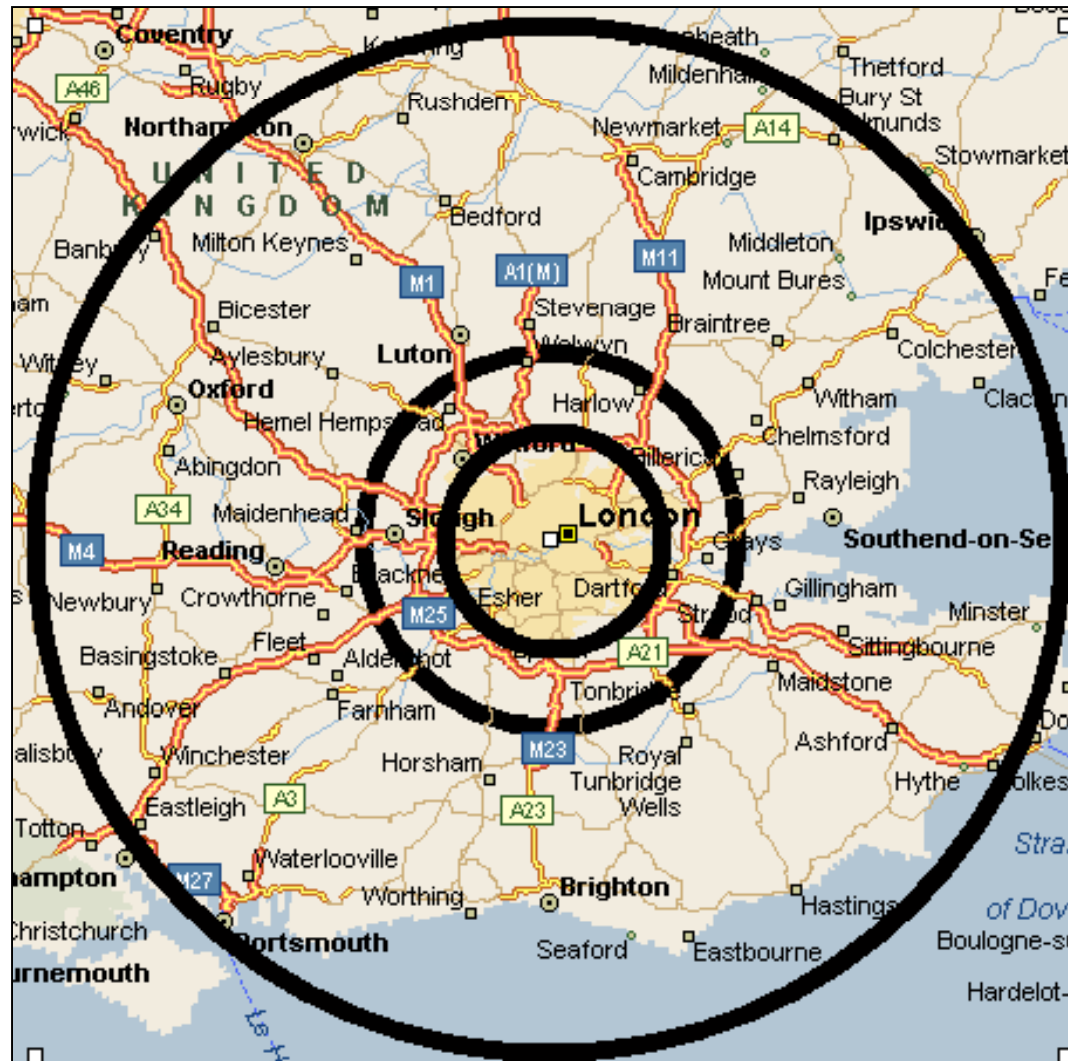
America from Disney World



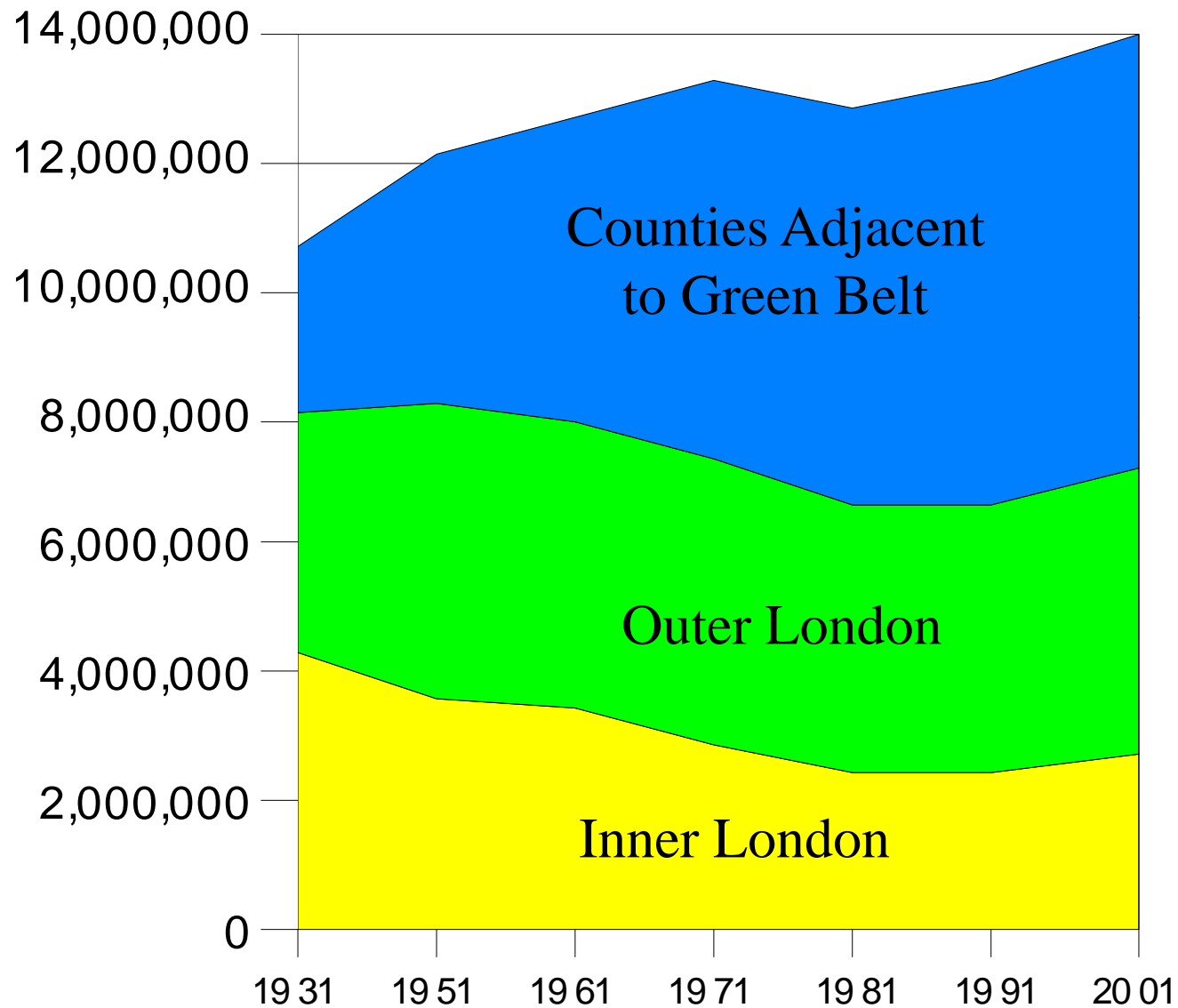
Portland is Not Portland



Hypersprawl: London Green Belt



London Area Population from 1931



Urban Sprawl: The Causes

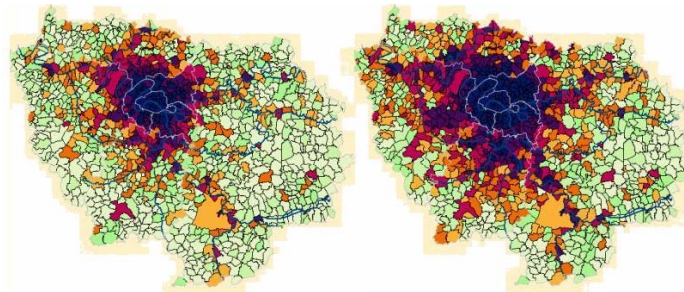
Sprawl is caused by affluence and population growth, and which of these, exactly, do we proposed to prohibit?

Greg Easterbrook
The New Republic

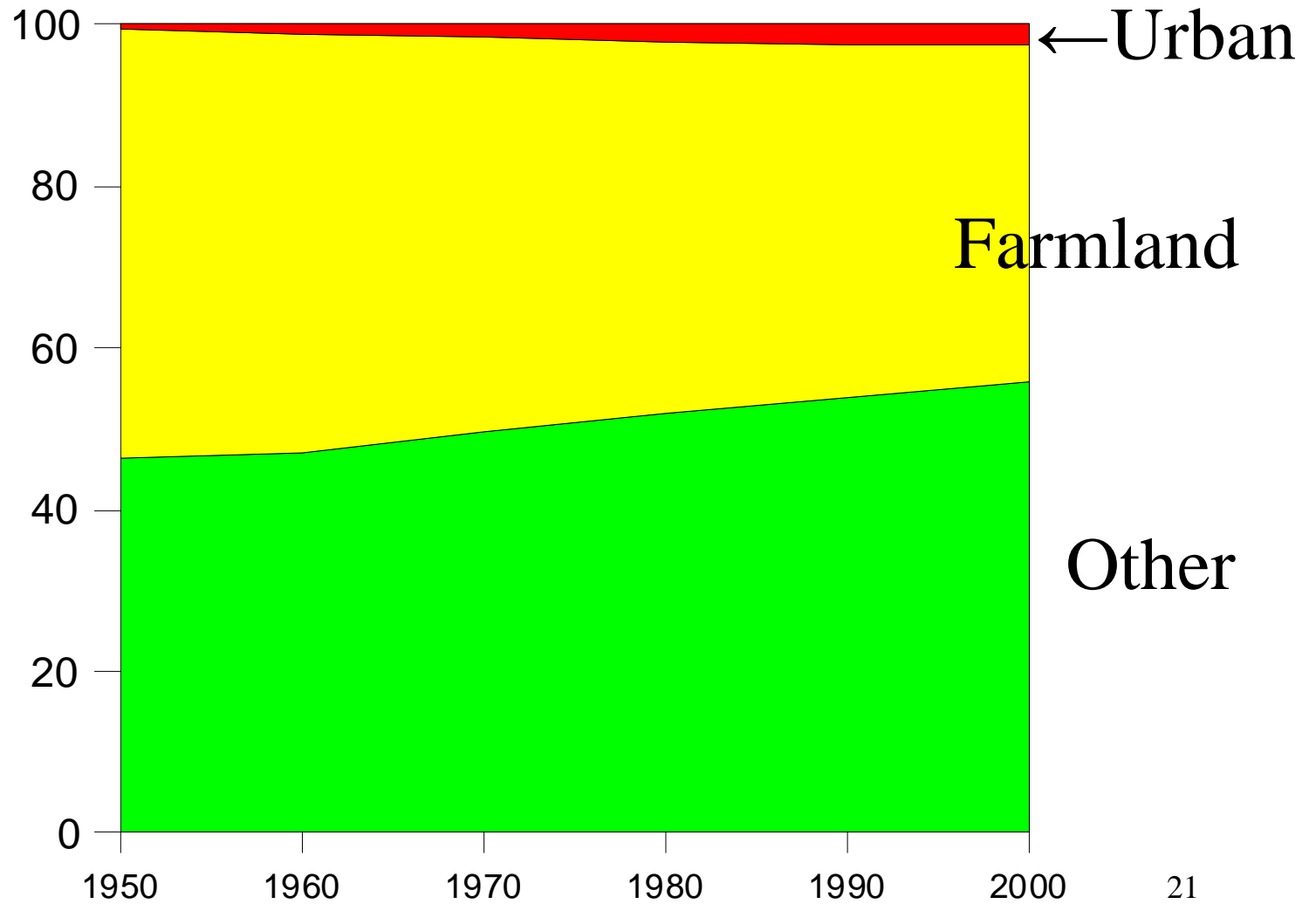
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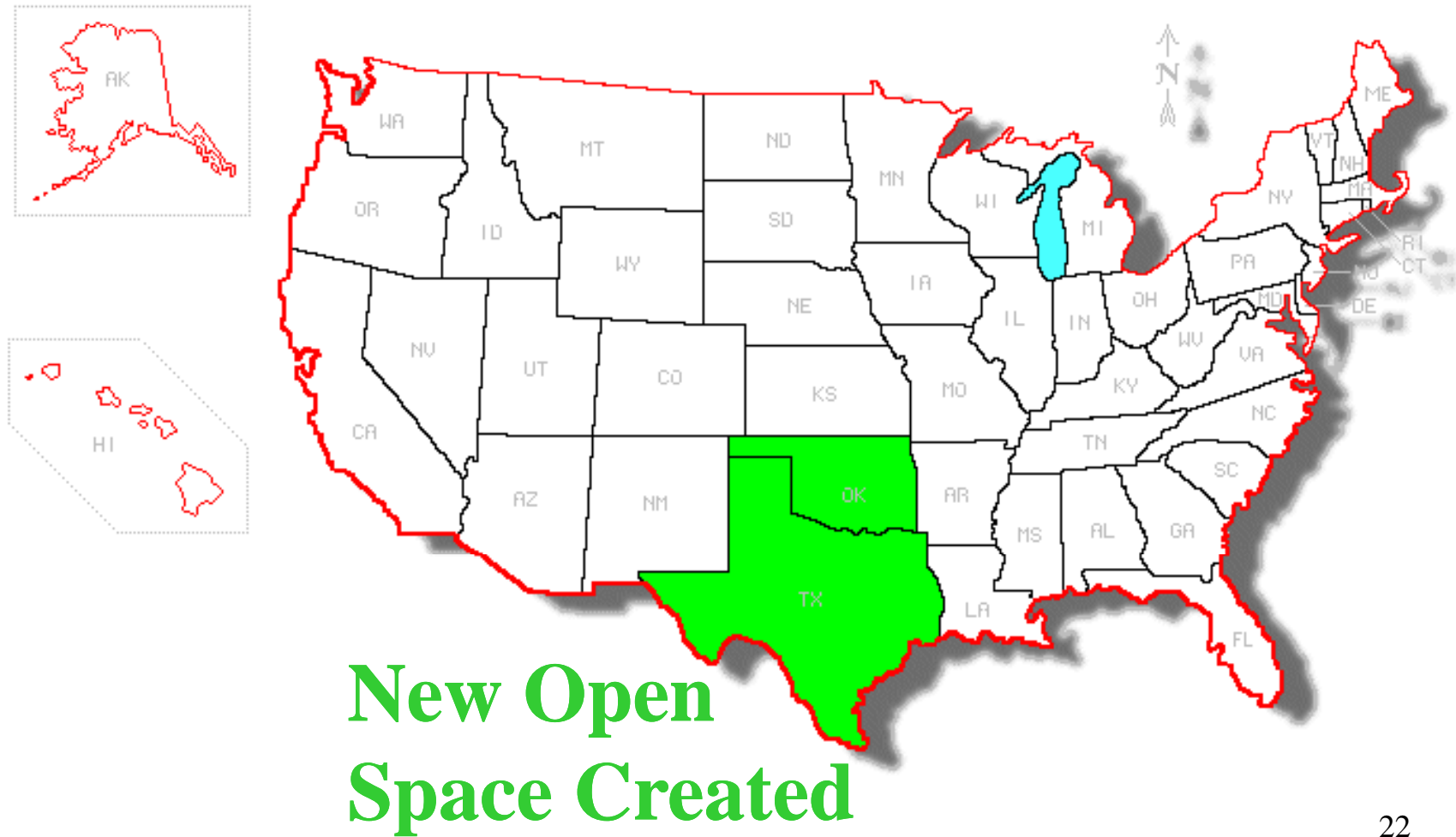
The False Farmland Crisis



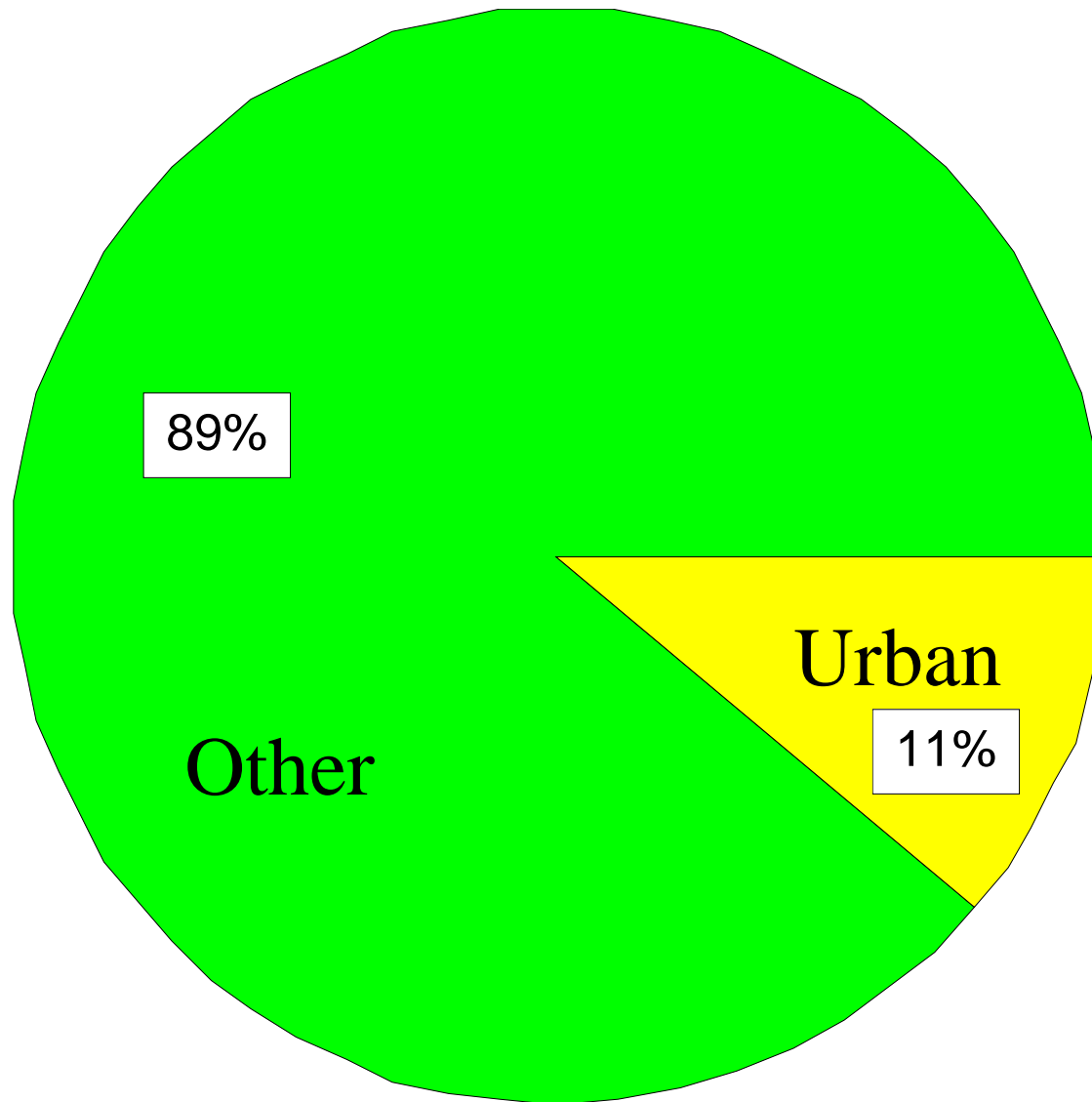
US Land Use: 1950-2000



Open Space Sprawl Since 1950



UK Urbanization: 1,000 Years After Hastings



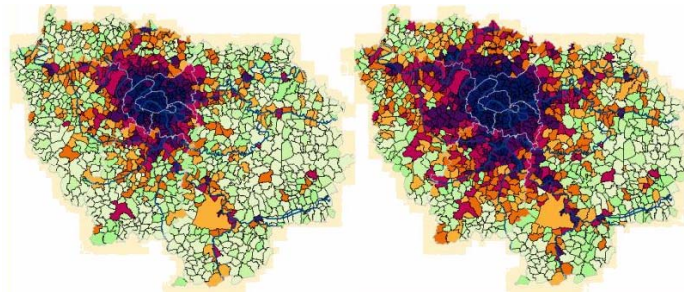
Agriculture Subsidies

- Agriculture prices considered too low.
- Large subsidies to agriculture (EU & USA).
- If farmland or agriculture were threatened, prices would be excessively high

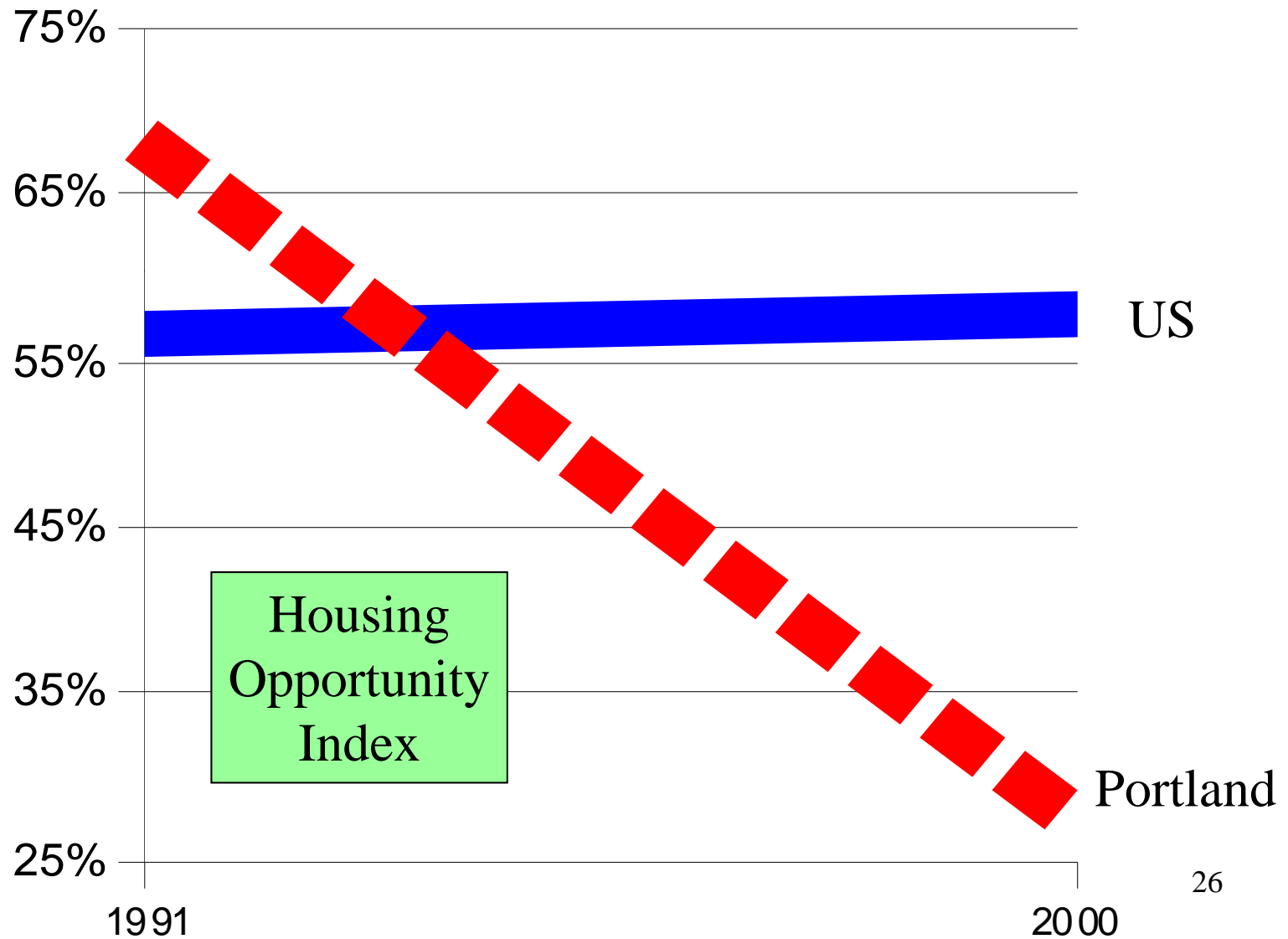
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Smart Growth: Denying Housing Opportunity

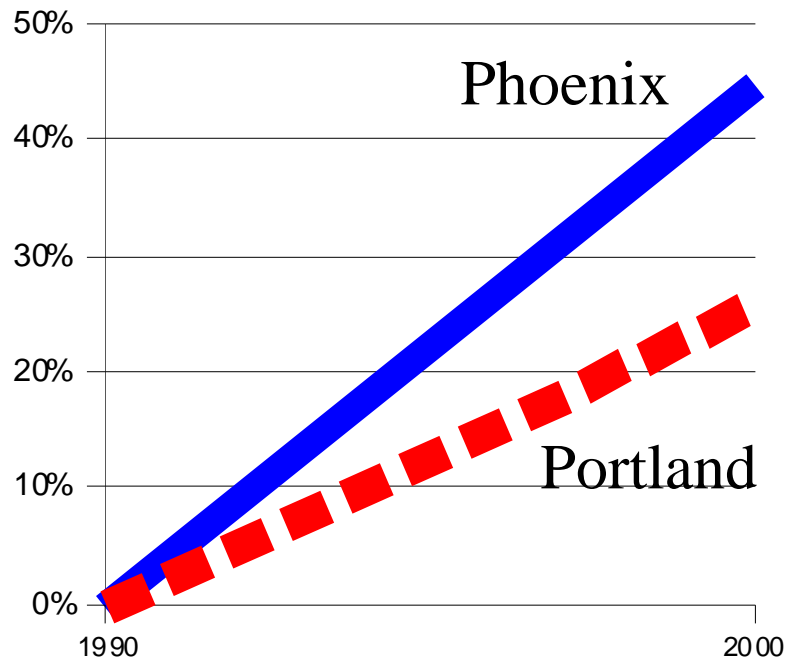


Housing Affordability: Portland & US

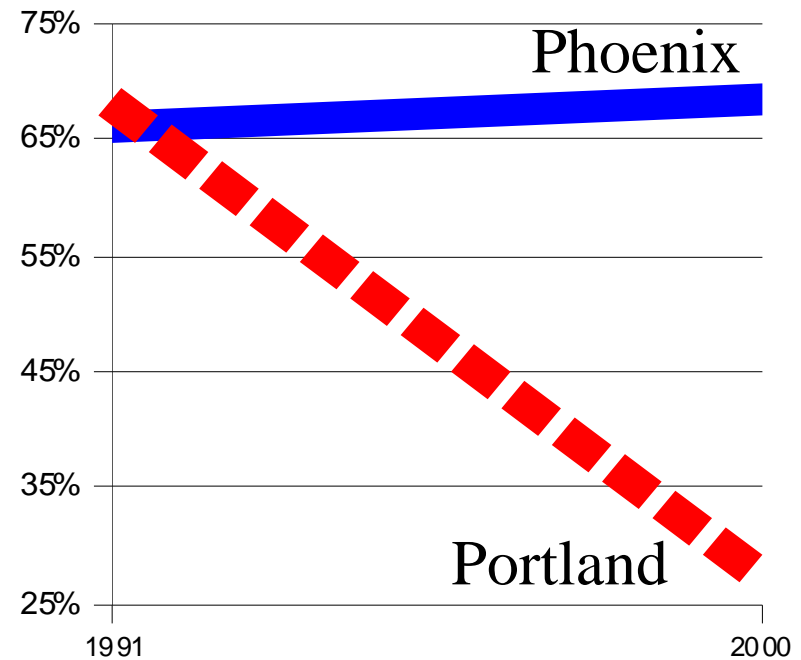


Housing Affordability: Portland & Phoenix

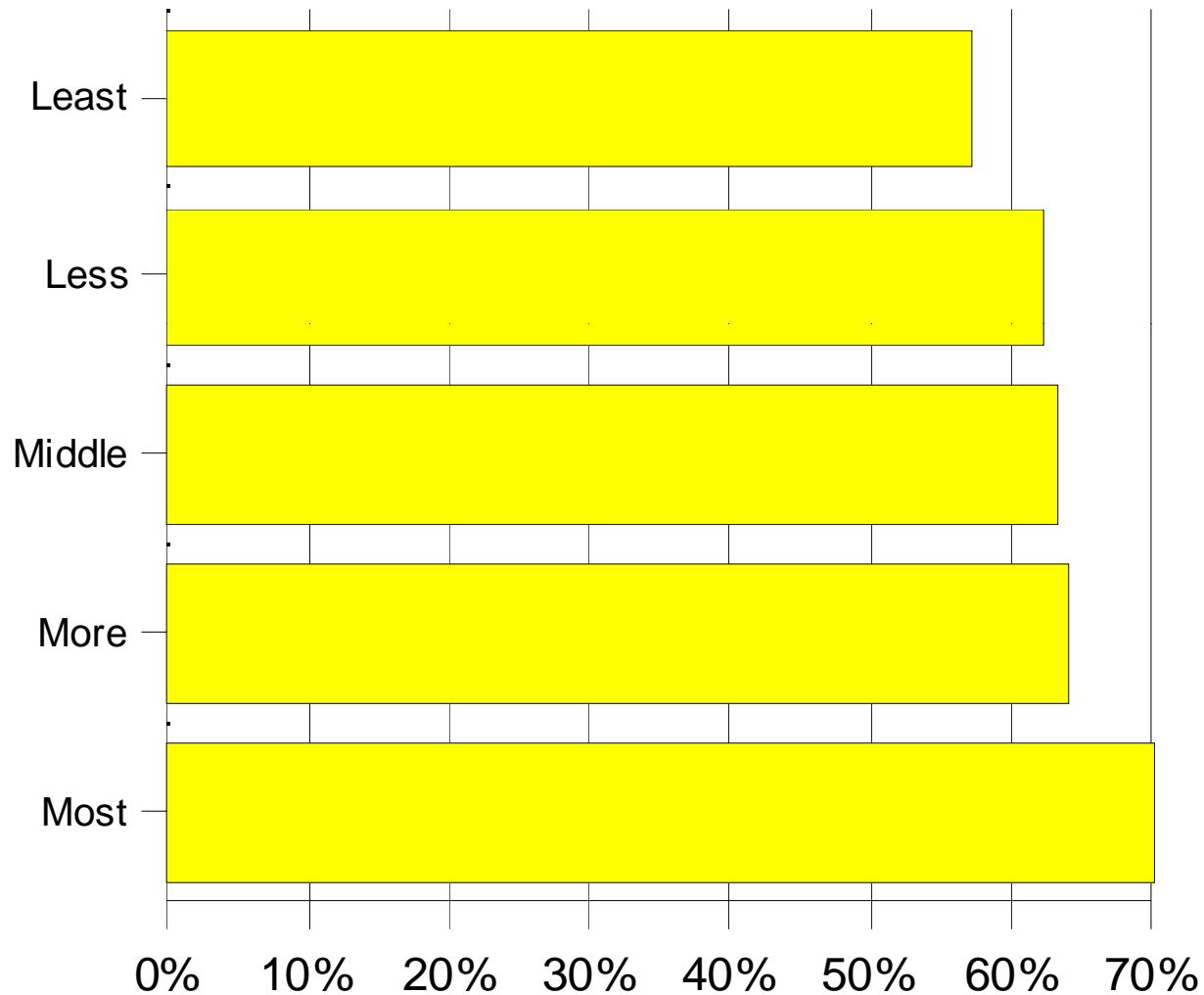
Population
Growth



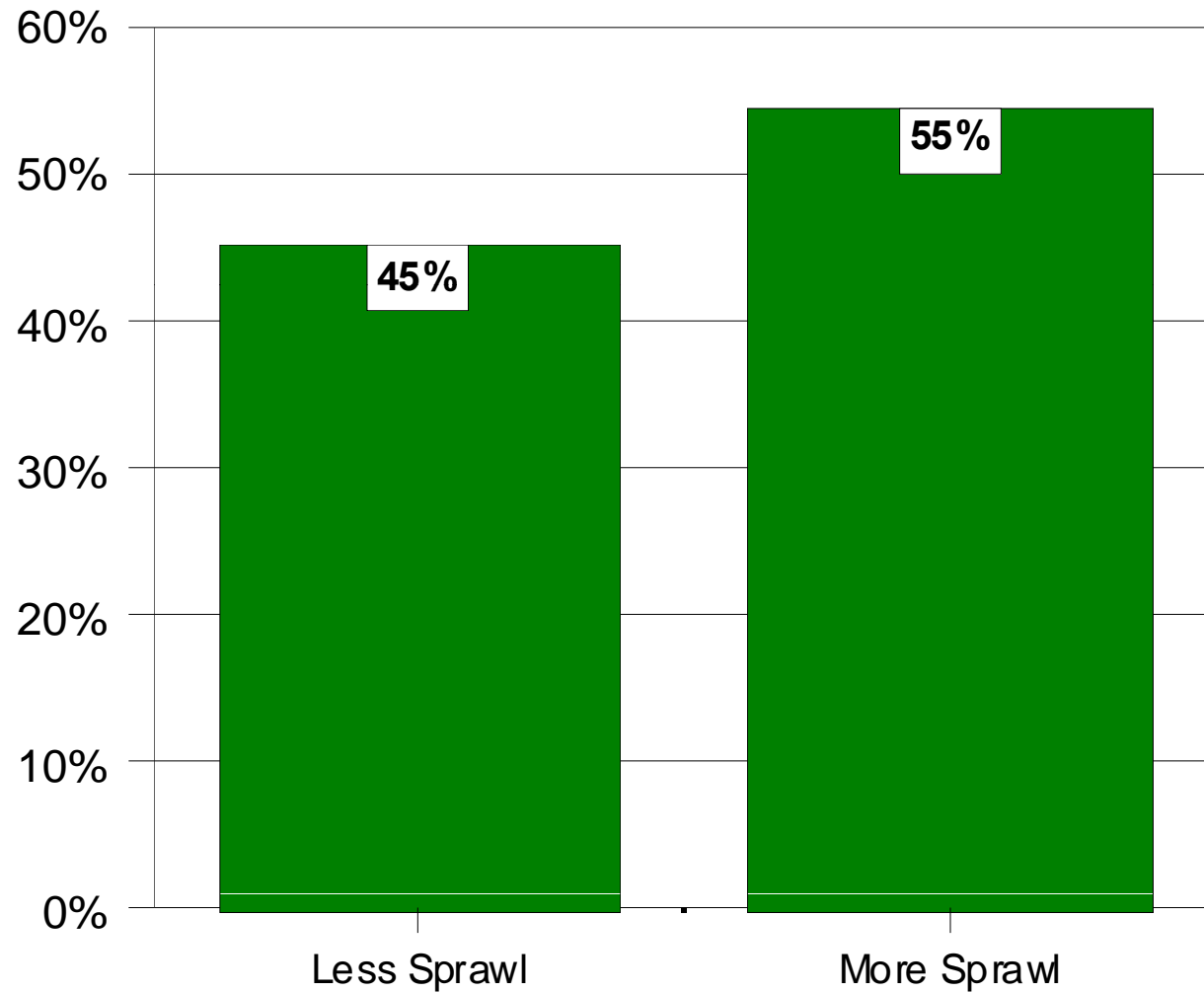
Housing
Affordability



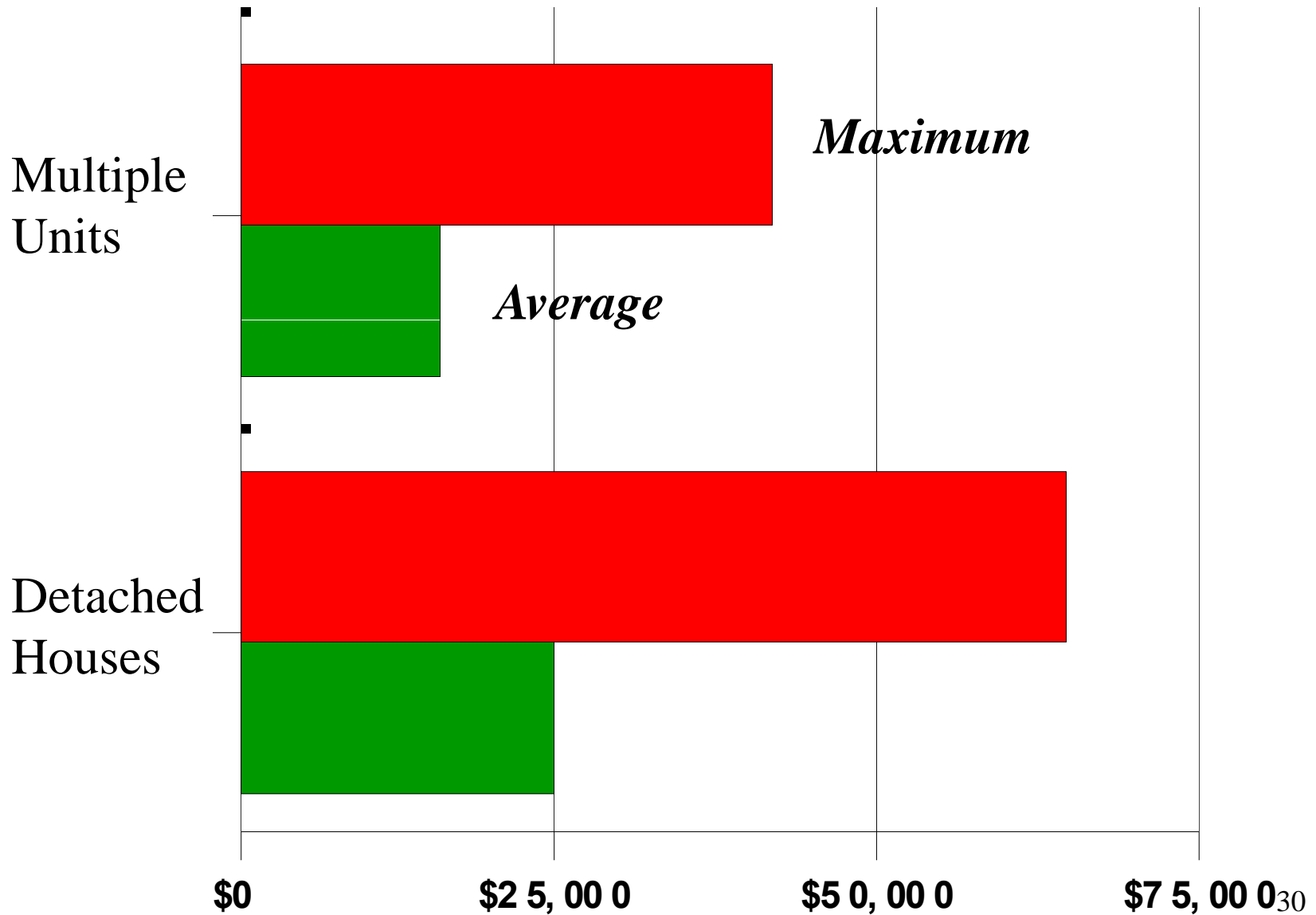
Home Ownership by Degree of Sprawl



African-American (Black) Home Ownership: Tufts Report



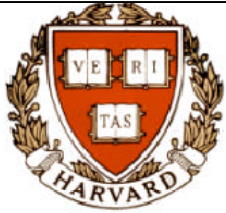
Impact Fees: California



Planning Raises Housing Prices

- Land rationing: less land development competition
- Less competition among builders because less land development competition
- Potential for political corruption
- Brownfield requirement
- “Amenities” in building codes
- Costs of planning process

The Cost of Planning



HIER

Harvard Institute of Economic Research

Discussion Paper Number 1948

The Impact of Zoning on Housing Affordability

by

Edward L. Glaeser and Joseph Gyourko

March 2002

Harvard University
Cambridge, Massachusetts

This paper can be downloaded without charge from the:

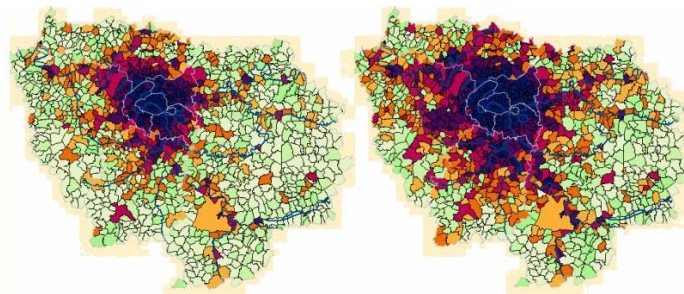
<http://post.economics.harvard.edu/hier/2002papers/2002list.html>

- US house price differences due to land use planning (Harvard)
- UK house prices increased by town planning (£40,000/new Essex house: Jules Lubbock)
- UK consumer prices reported higher due to town planning

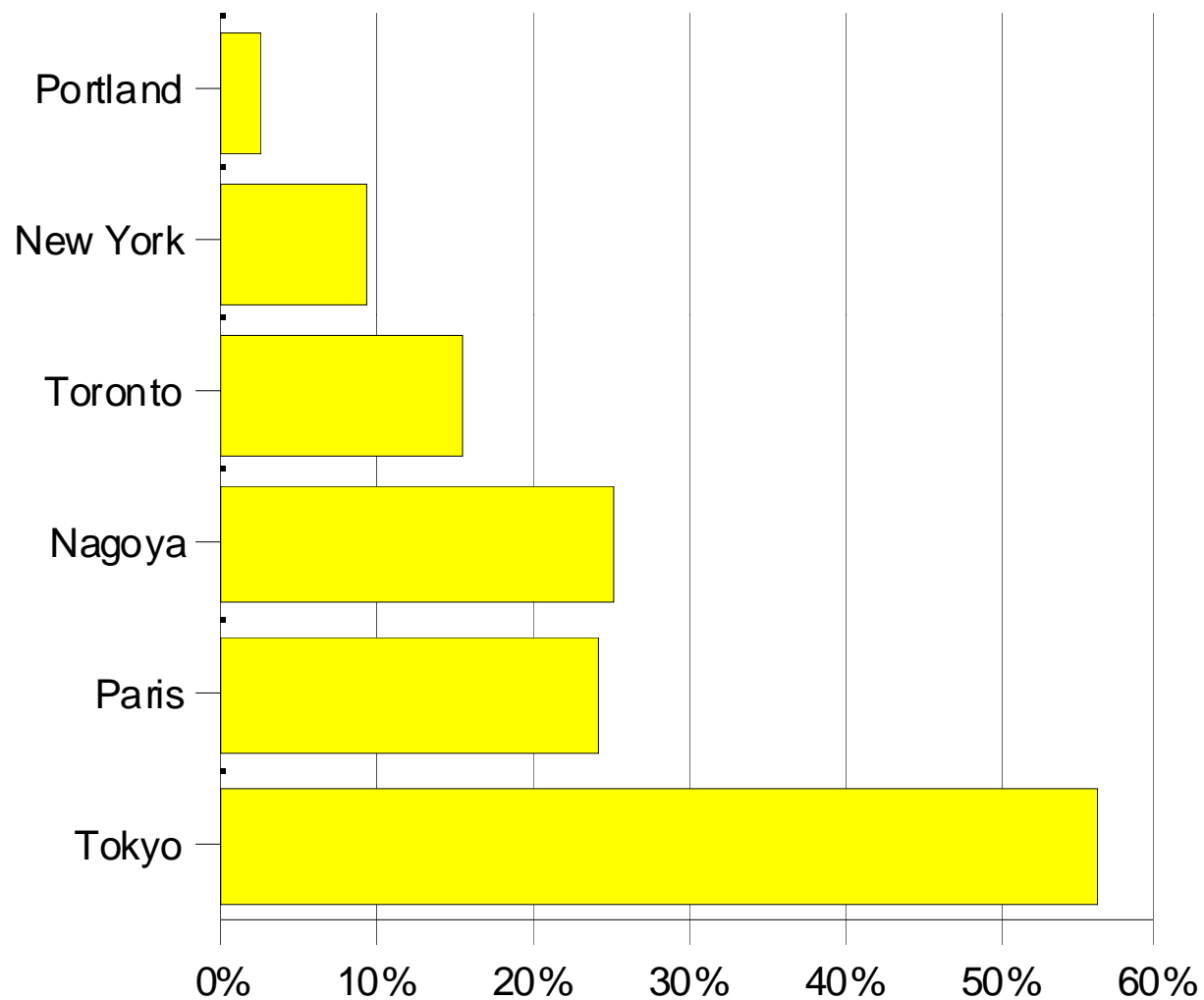
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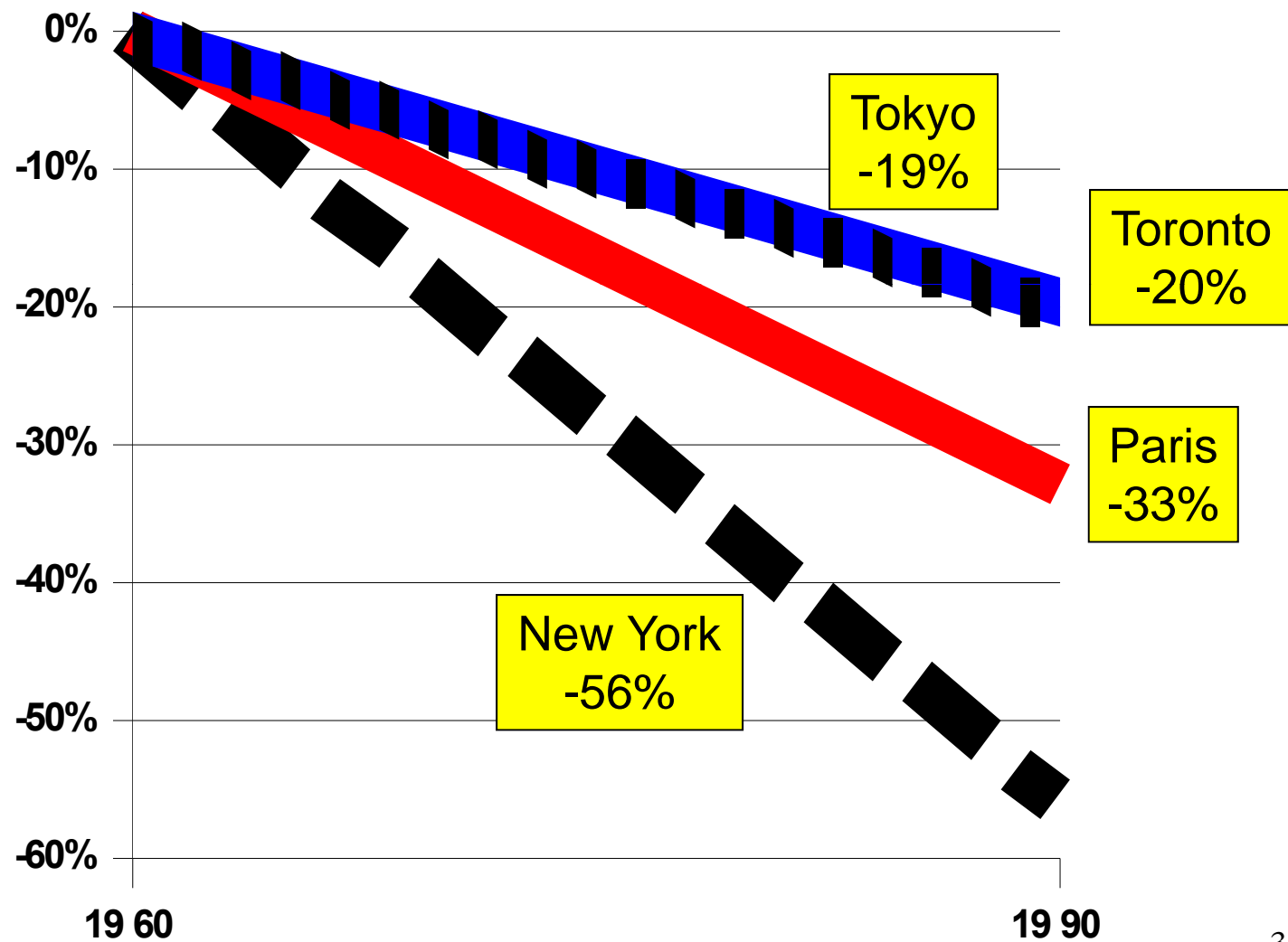
The Limits of Public Transport



Public Transport Market Share



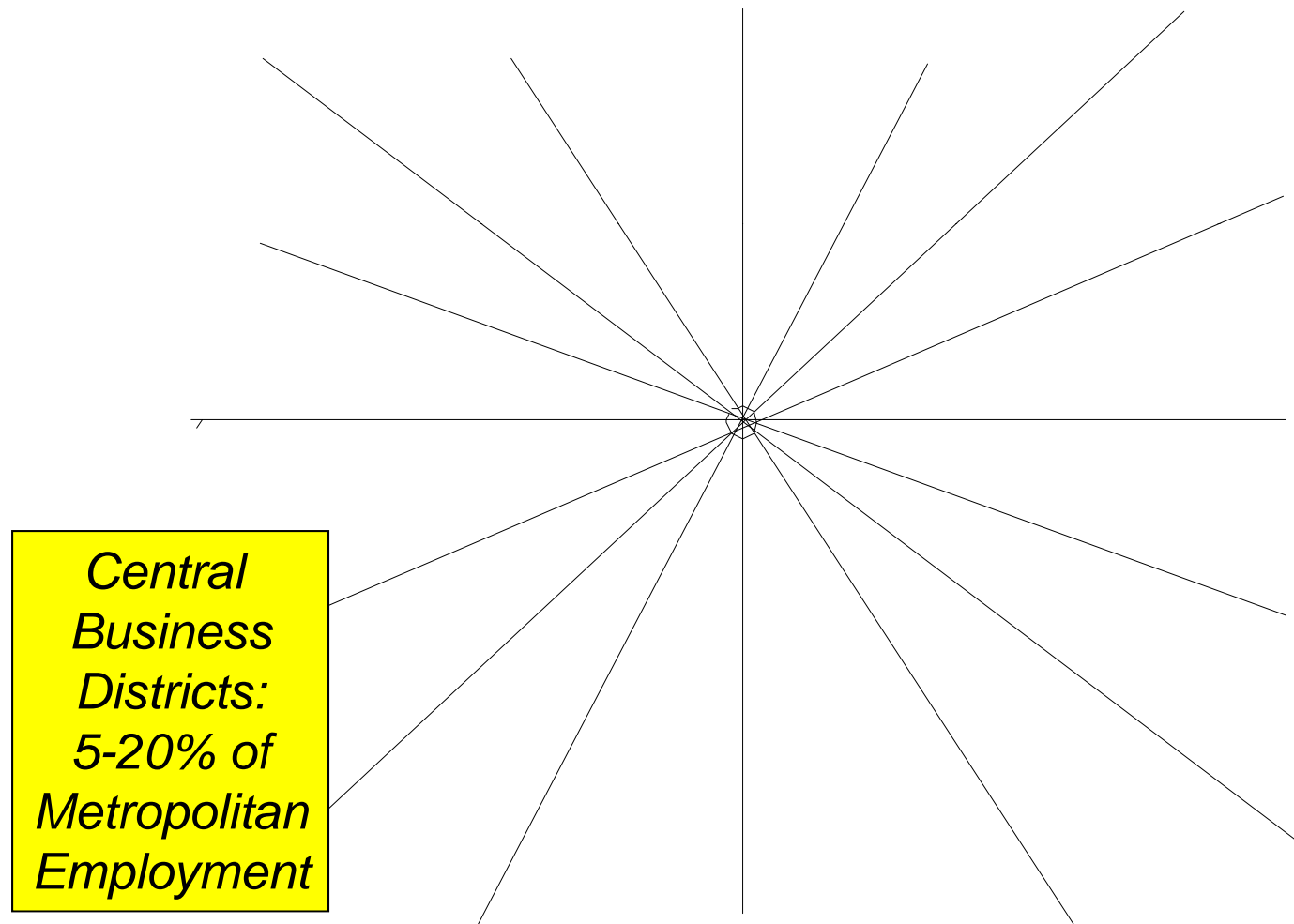
Transit Market Share Dropping



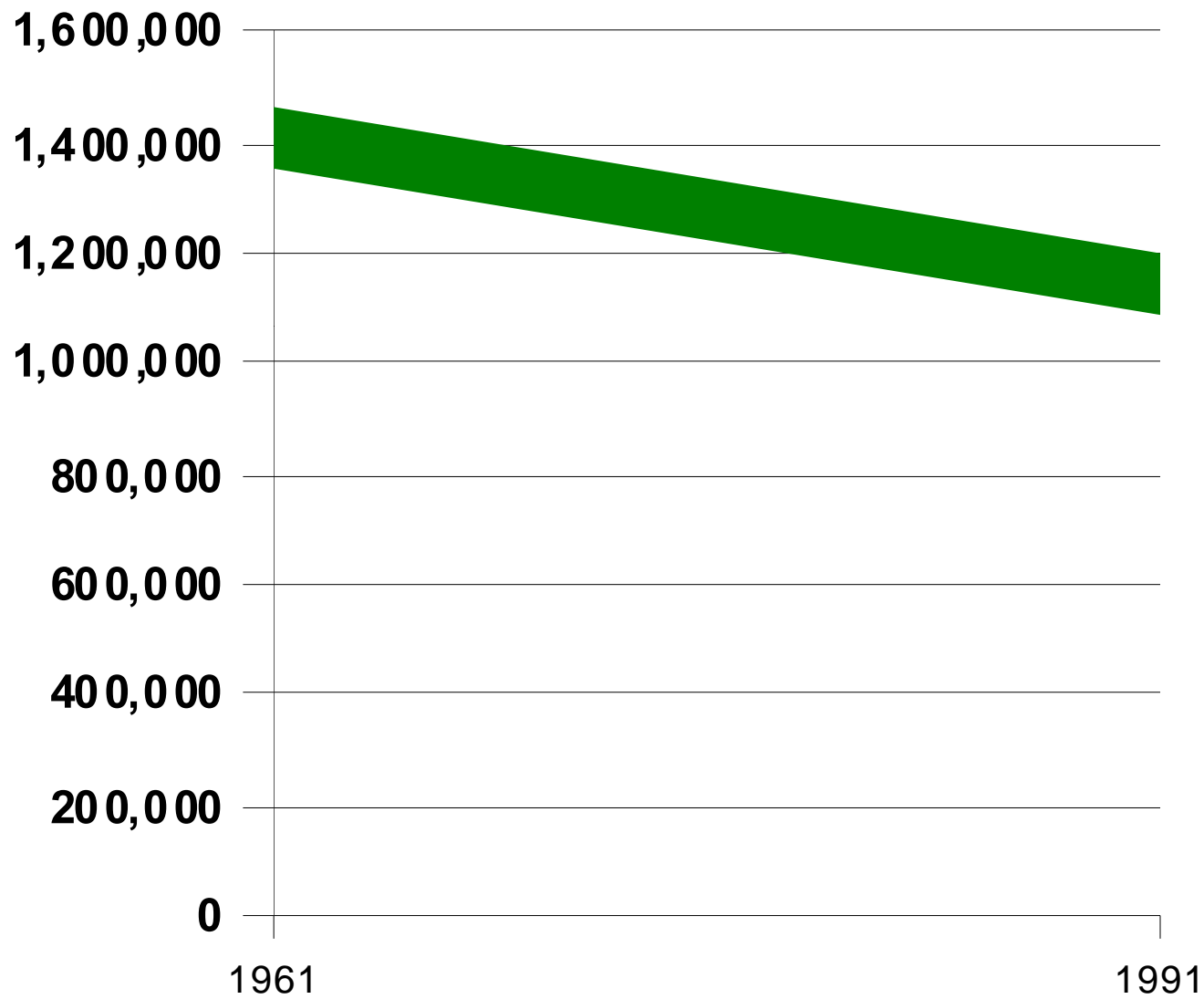
US New Rail: Cost per New Rider



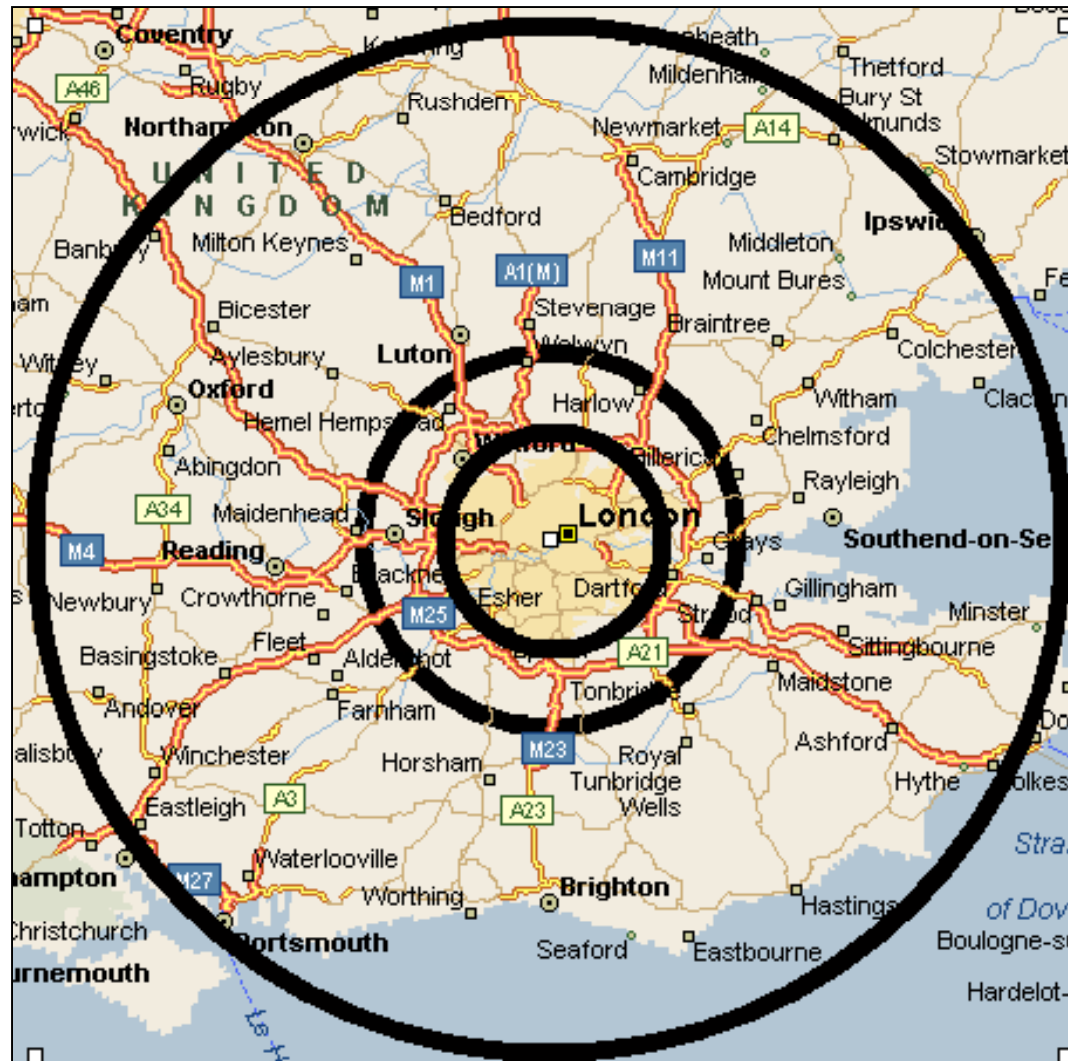
Public Transport: Auto-Competitive Service Principally to Downtown (CBD)



Central London Employment: 1961-1991

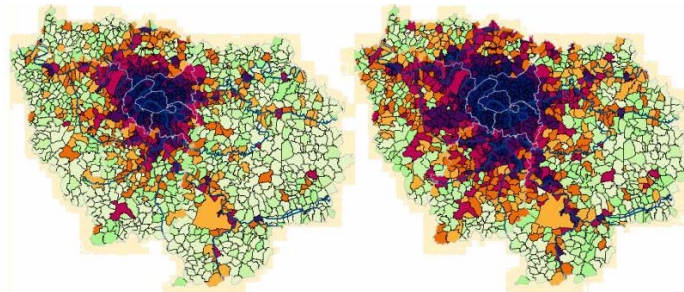


Little Automobile Competitive Suburb to Suburb Service

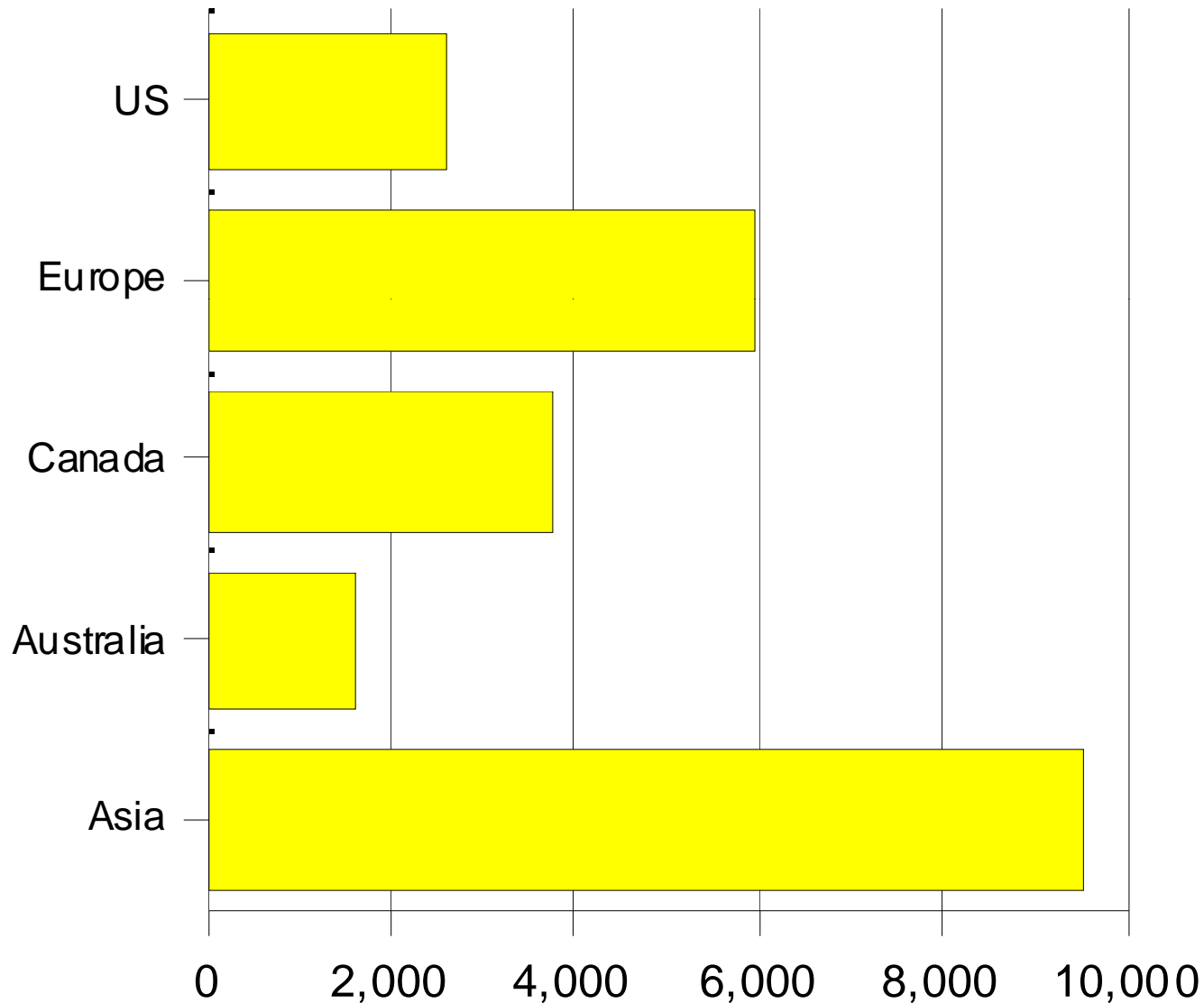




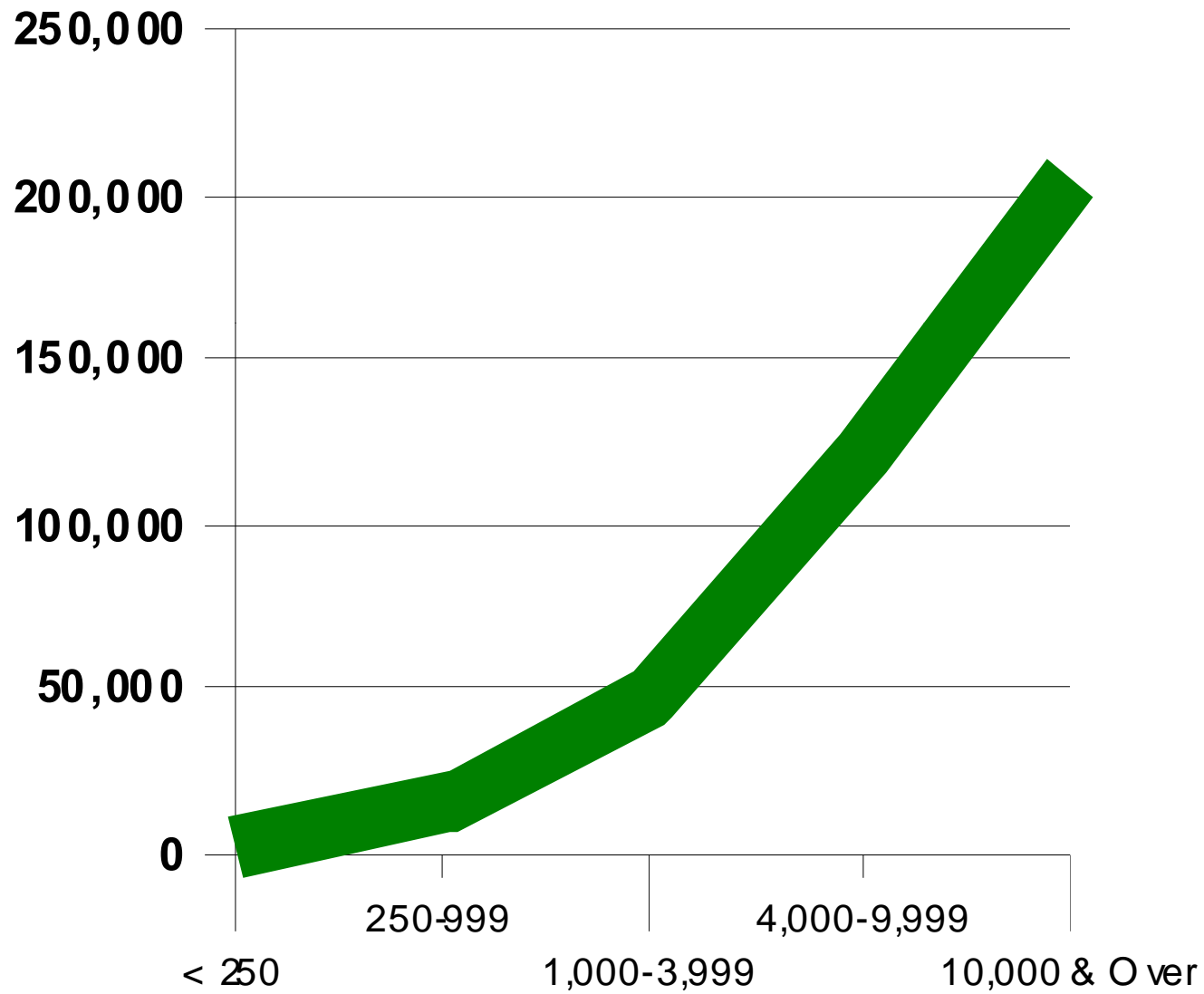
Roadways



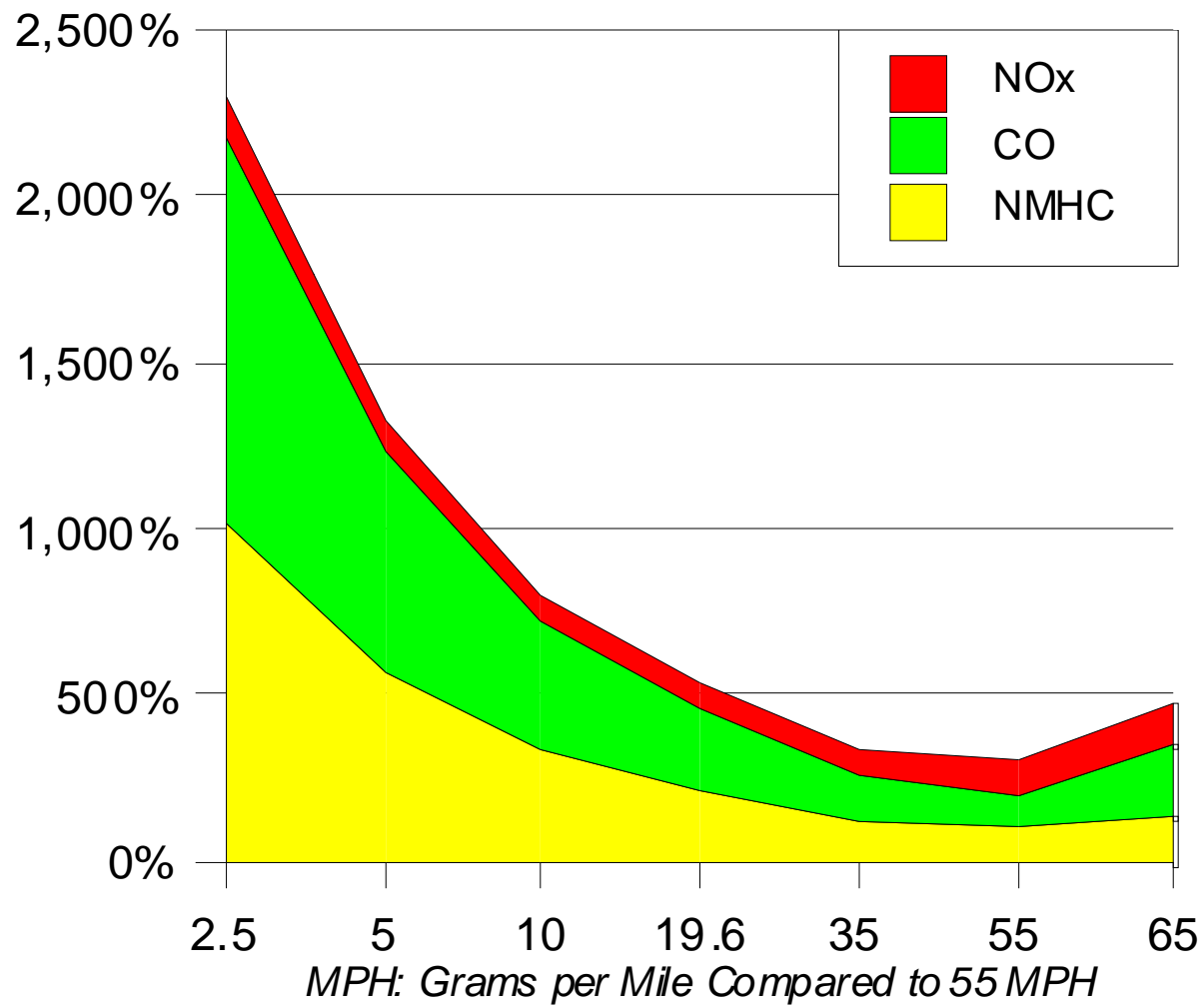
International Urban Traffic: Vehicle Hours/Square Mile



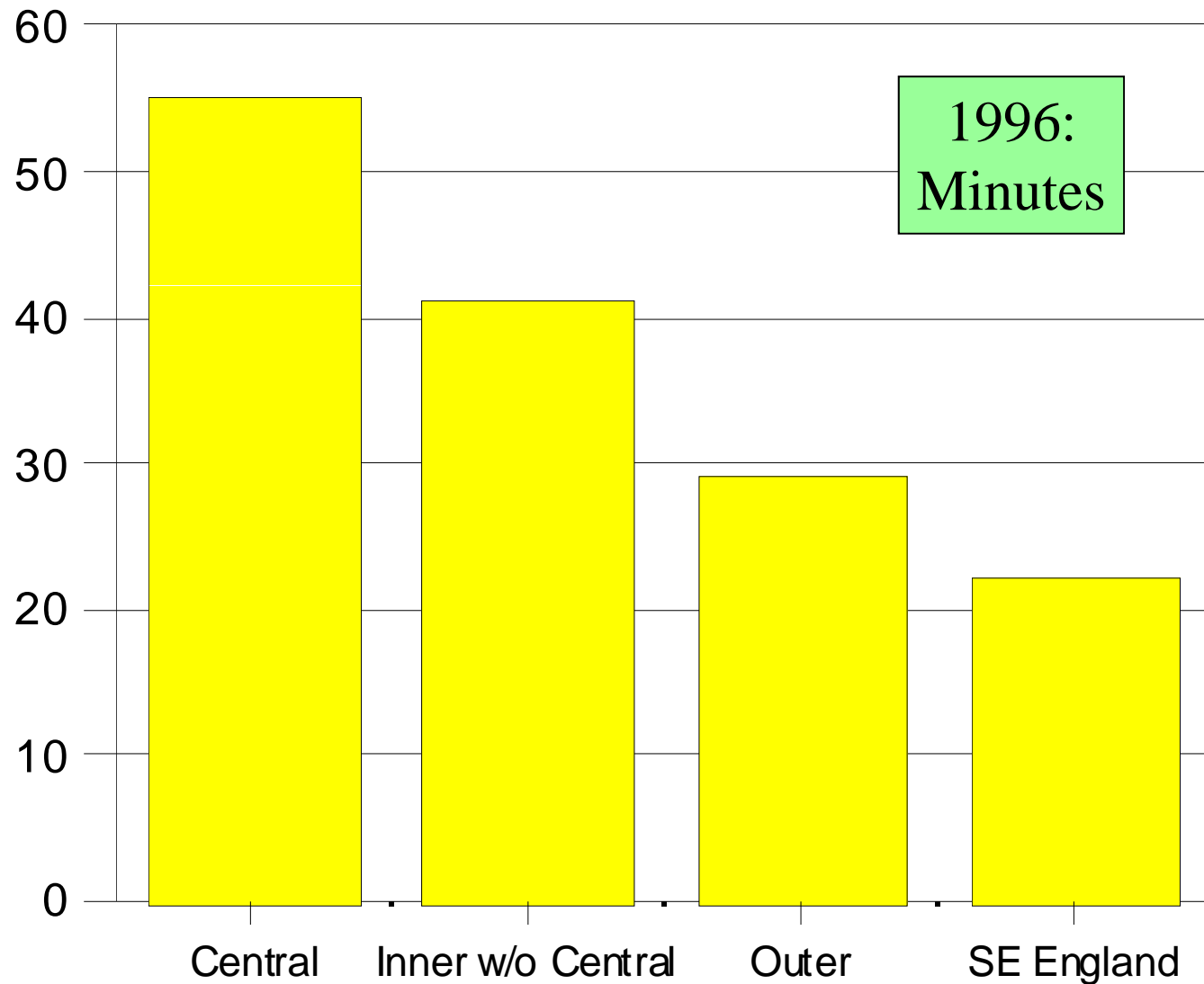
US Traffic Volumes (VMT) by Density



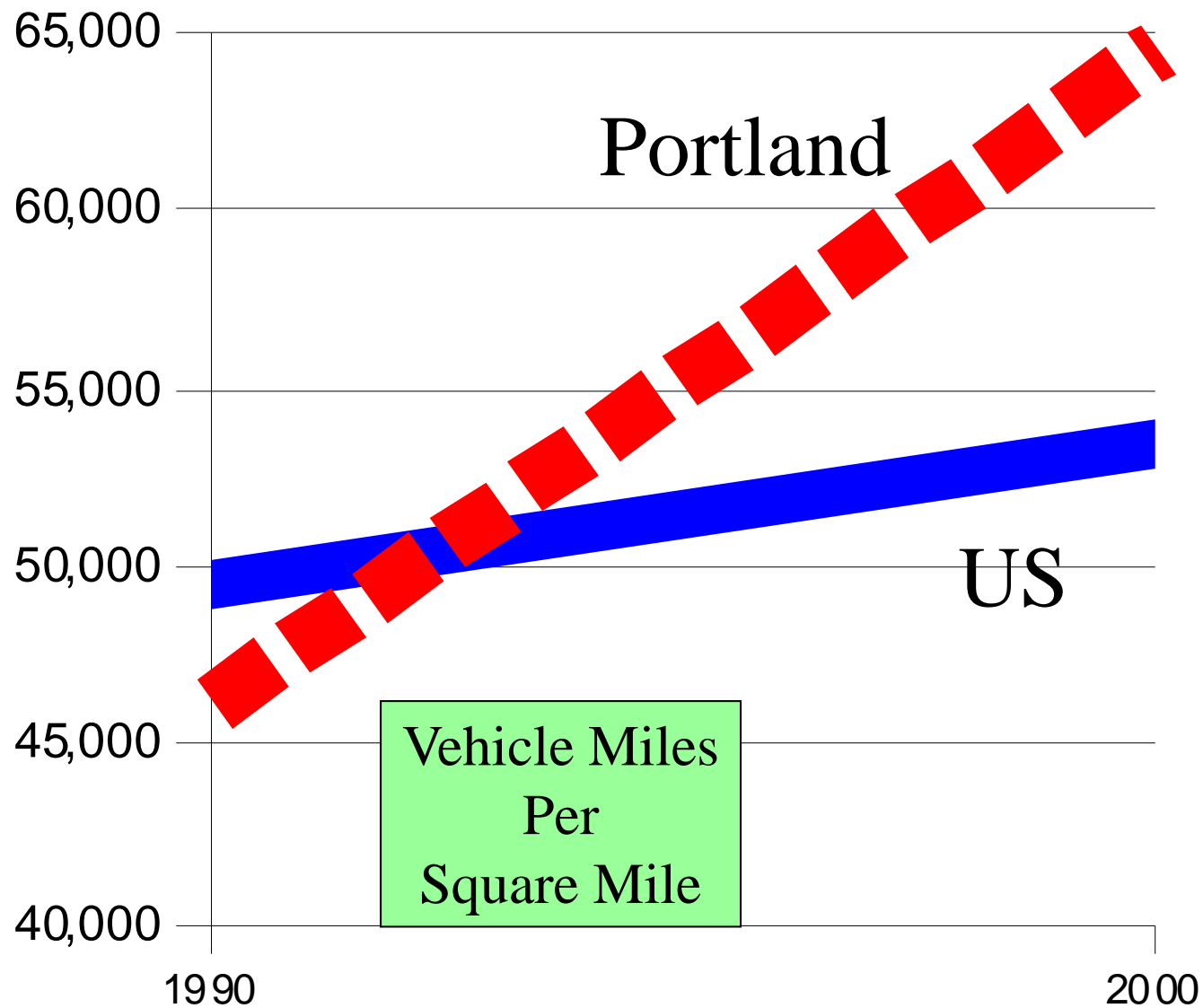
Air Pollution & Vehicle Speed



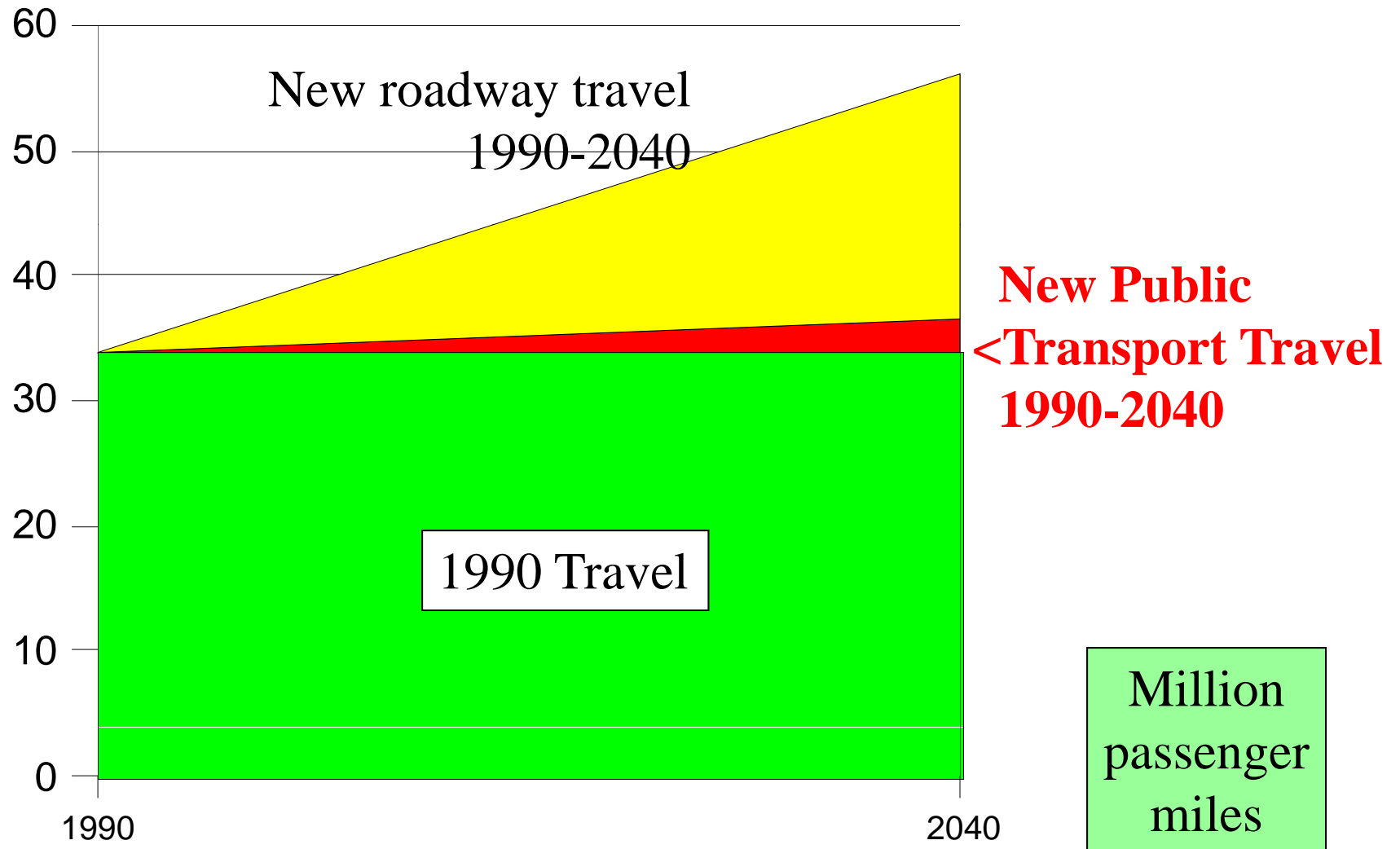
Average Work Trip Travel Times: London Area



Portland: World Class Traffic



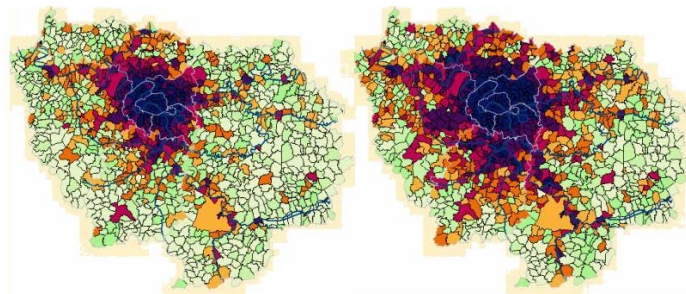
Portland Planning Projection: Nearly All New Travel is Autos



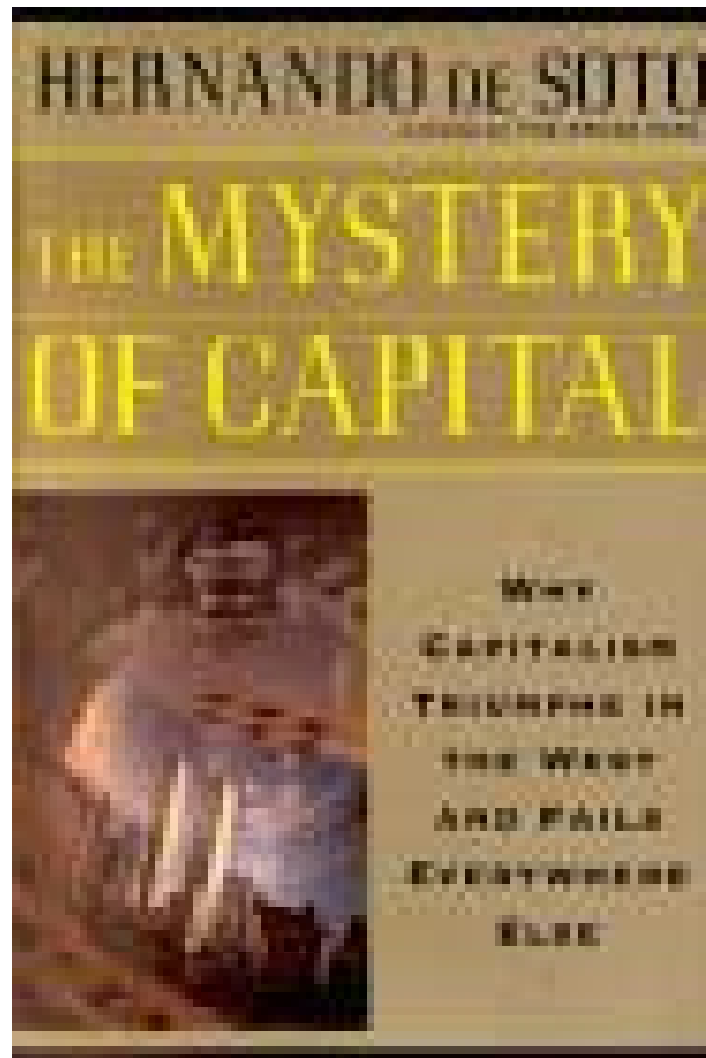
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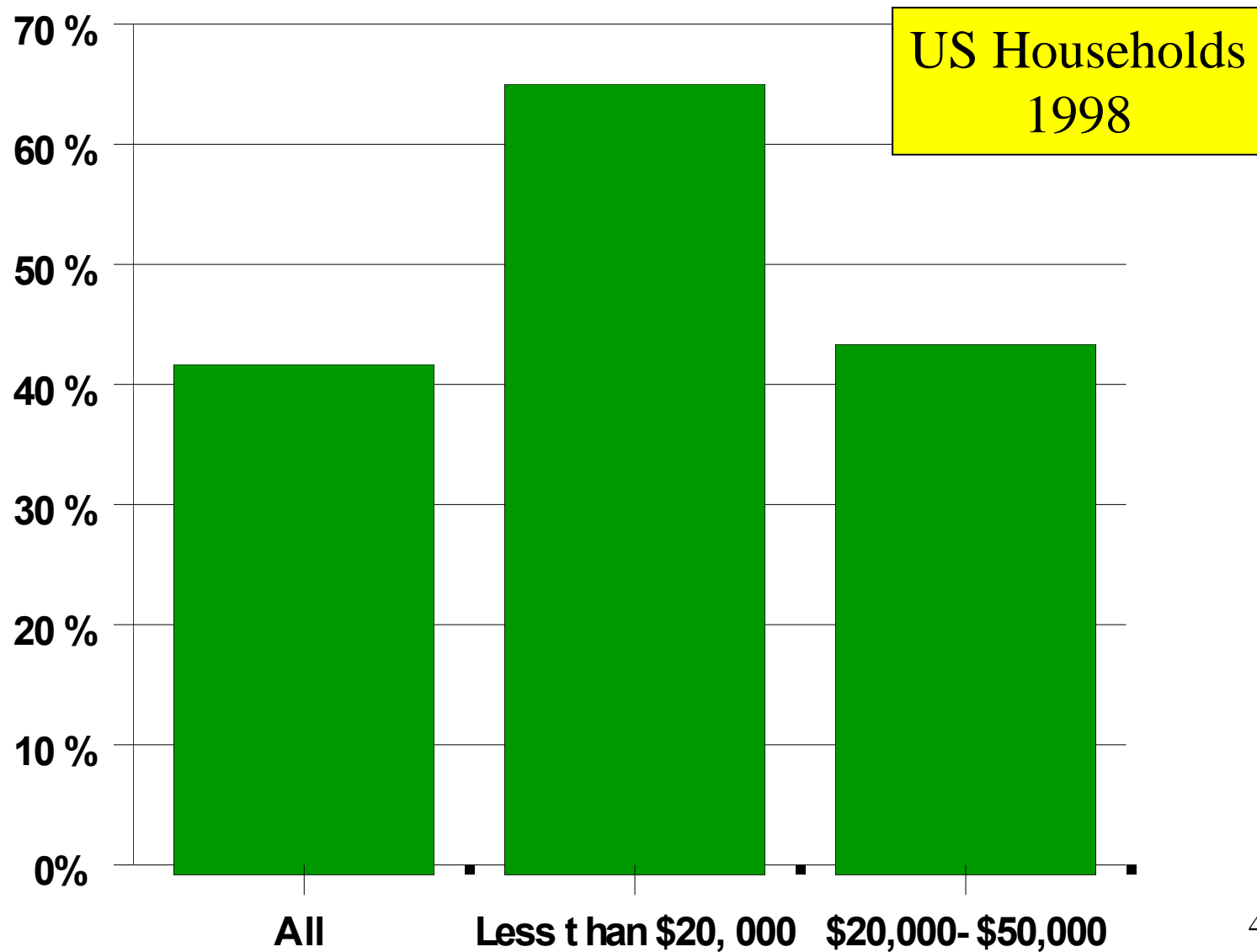
Democratisation of Prosperity: From American Dream to Universal Dream



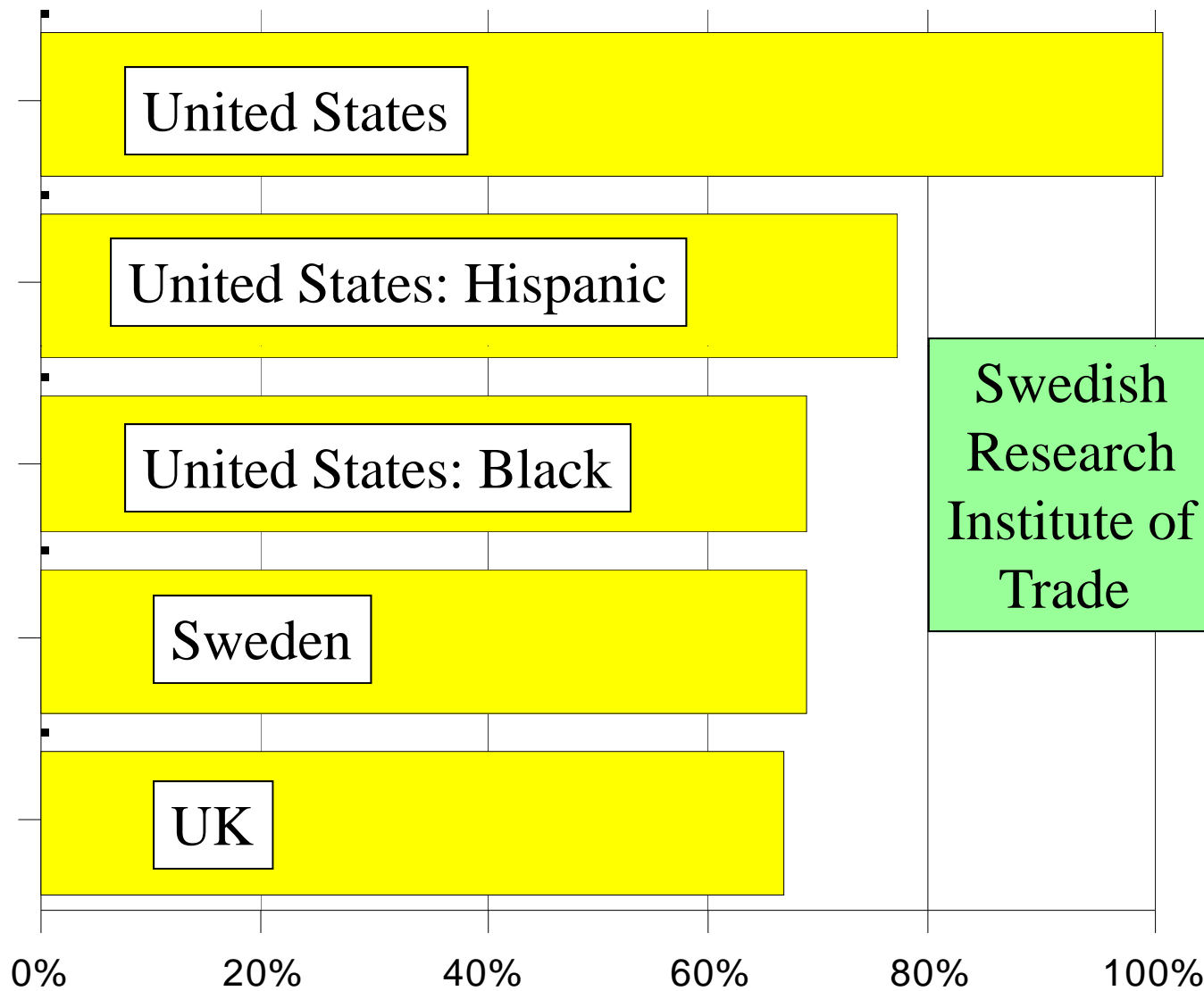
Property Rights & Prosperity



Home Equity as a % of New Worth



Income per Capita: 1999



The Japanese Dream



Responding to a Phony Crisis

- No problem has been identified of sufficient magnitude to justify coercive smart growth strategies.
- Smart growth strategies tend to intensify the very problems they are purported to solve.

Lone Mountain Compact

*...absent a material threat to other individuals or the community, **people should be allowed to live and work where and how they like***



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