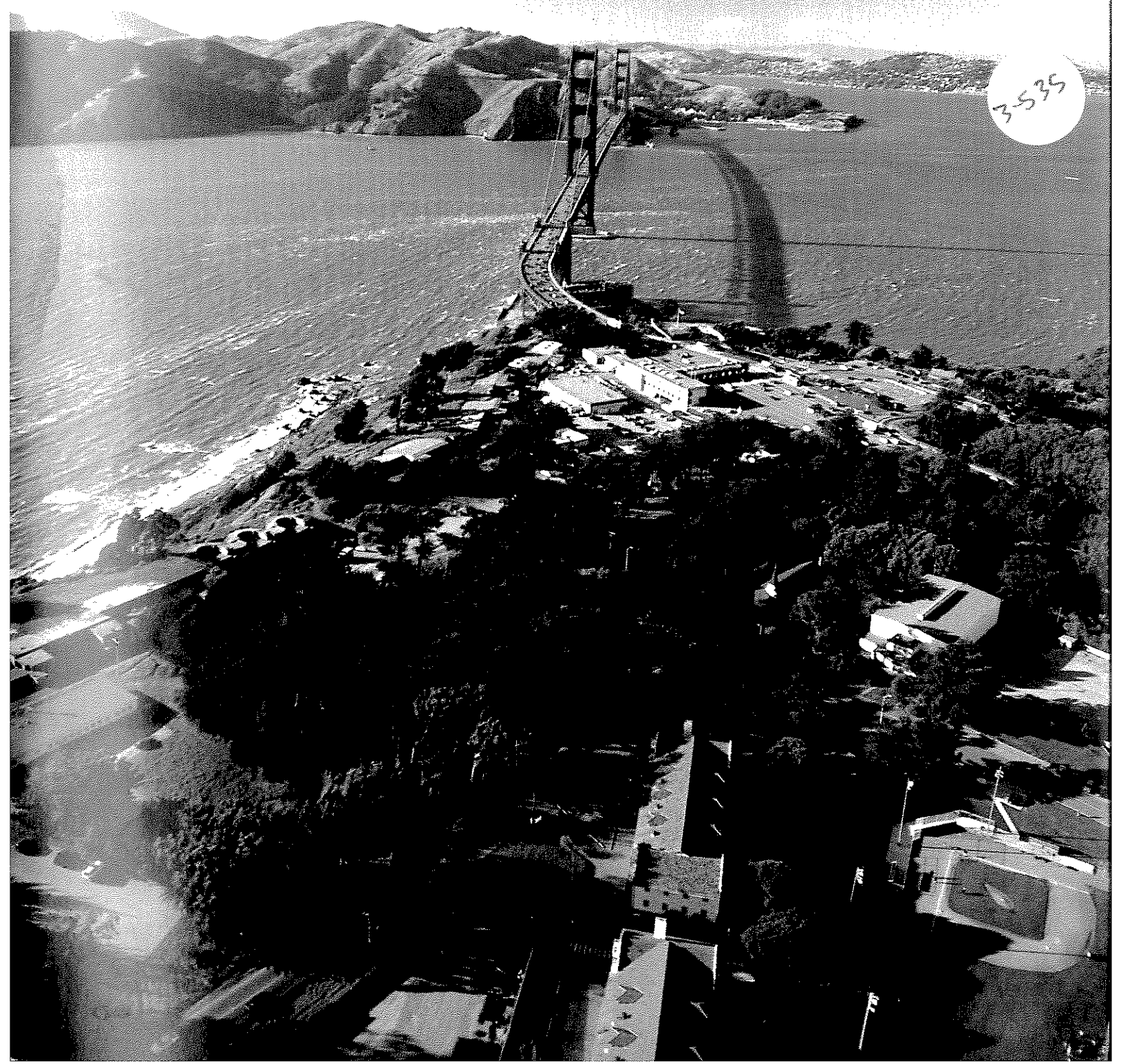


Land Lines

JANUARY 2004

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The Lincoln Institute of Land Policy is a nonprofit educational institution established in 1974 to study and teach land policy and taxation. By supporting multidisciplinary educational, research and publications programs, the Institute brings together diverse viewpoints to expand the body of useful knowledge in three departments—valuation and taxation, planning and development, and international studies. Our goal is to make that knowledge comprehensible and accessible to citizens, policy makers and scholars in the United States and throughout the world. The Lincoln Institute is an equal opportunity institution in employment and admissions.

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From the PRESIDENT

Last October the Lincoln Institute sponsored the fourth annual symposium for recipients of David C. Lincoln Fellowships in Land Value Taxation (LVT). This fellowship program was established to provide funding for in-depth research by scholars and practitioners working on various aspects of the tax and to present a forum for continued learning and sharing among the fellows and Institute faculty.

The fellowship topics include theoretical or basic research as well as research on practical aspects of the administration and implementation of LVT in the U.S. and around the world. This focus on practicality is appropriate since these fellowships are named for David C. Lincoln, the chairman of the Lincoln Foundation and founding chairman of the Lincoln Institute, who has continually challenged the Institute and the fellows to answer such questions as, how can we get LVT put in place and how can we demonstrate the impact?

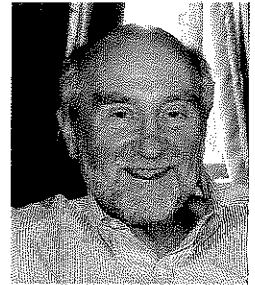
This year's symposium presentations reflect the diversity of the work supported by the program. Richard England reported on his efforts to measure the feasibility of getting a two-rate tax adopted in New Hampshire (see page 8 of this newsletter). He developed a model to estimate the number of taxpayers who would gain or lose with various forms of the two-rate tax. His research suggests that to gain support from taxpayers a new two-rate tax needs to be coupled with some kind of tax credit.

David Brunori conducted a national survey of state legislators who sit on finance or tax committees to determine their familiarity with land value or two-rate tax schemes. To his surprise most were familiar with the two-rate tax and believed that a movement to use it would stimulate economic development. Given that favorable view toward LVT, he was hard pressed to explain why so few policy initiatives have moved in this direction.

Other fellows focused on LVT experiences outside the U.S. Frances Plimmer and Greg McGill reported on their updating of the classic case study of property values in the town of Whitstable in the United Kingdom. Riel Franzsen and William McCluskey reported on their cataloging of all of the LVT efforts in 37 of the 54 member states of the British Commonwealth. Yu-Hung Hong described the existing tax structure on property in the People's Republic of China and suggested alternative schemes for introducing an expanded LVT system as part of the taxation reform presently being considered there.

On a more empirical track, Suzi Kerr reported on efforts to measure the revenue requirements of growing and declining communities in New Zealand, and Courtney Haff reported on econometric efforts to estimate land value in New York City. All of these papers will be available on the Lincoln Institute's website when they have been completed.

The list of fellows and their research topics for 2003–2004 is shown on pages 16–17 of this newsletter. Again, the diversity of topics reflects the Institute's continued support for investigations into viable experiments with LVT and examples of how to measure the impact. I look forward to the results of this work and the discussion at the next symposium.



Jim Brown

Landscape-scale Conservation: Grappling with the Green Matrix

JAMES N. LEVITT

In 1921, a loquacious, part-time public servant named Benton MacKaye proposed, in the *Journal of the American Institute of Architects*, the creation of an “Appalachian Trail,” an effort that he saw as “a project in regional planning” (MacKaye 1921). His vision evolved over several decades until, under the leadership of a lawyer named Myron Avery, the non-profit Appalachian Trail Conference helped to bring into being a continuous system of locally, state and federally owned lands, managed cooperatively by a collection of volunteers, nonprofit organization employees and National Park Service personnel (Bristow 1998). The A.T., as the trail is often called, today stretches from Springer Mountain in Georgia to Mt. Katahdin in Maine, and the idea of extending the trail into Canada has been discussed repeatedly.

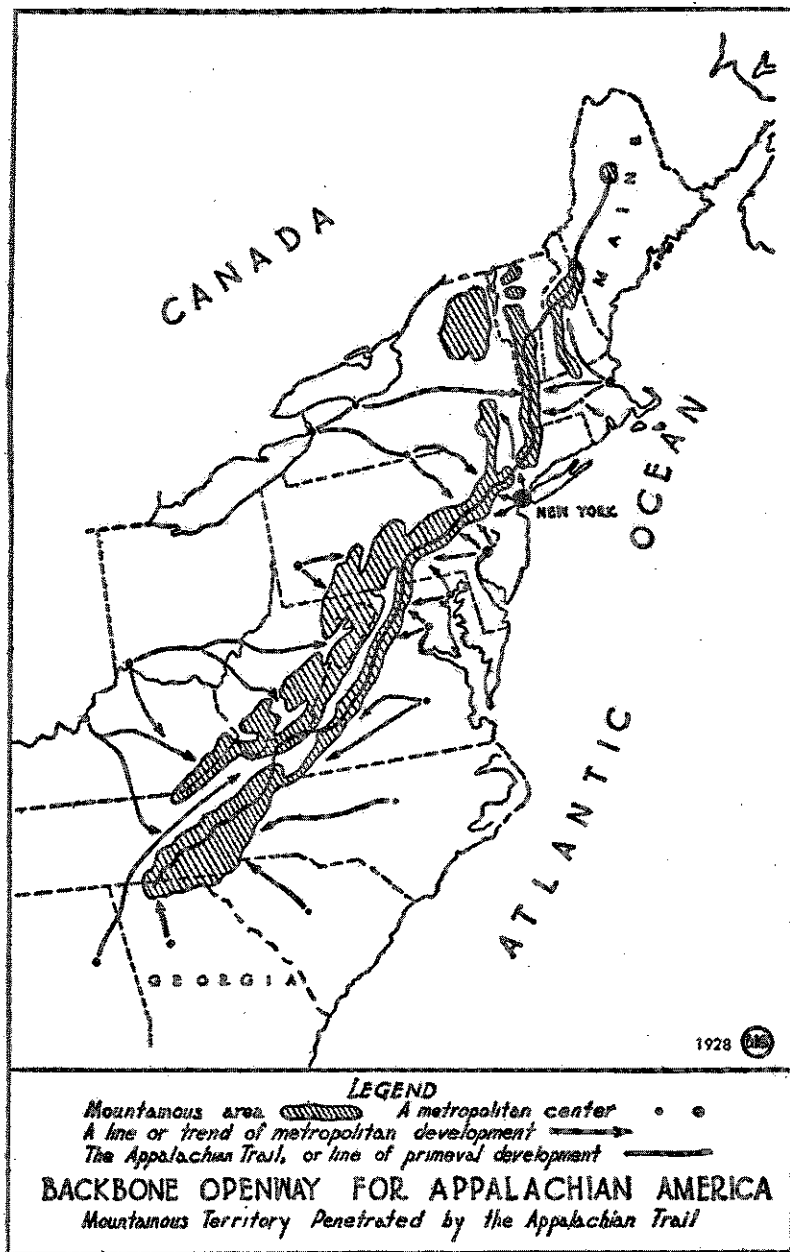
The initiative proposed by MacKaye more than 80 years ago has proved to be a landmark in conservation innovation, characterized by: *novelty* in its design and implementation; *lasting significance* to landscape planners around the world; *measurable effectiveness* in trail upkeep and monitoring, achieved through collaborative efforts along the trail’s 2,100-mile length; *transferability* to other projects, such as the Pacific Crest Trail; and *an ability to endure* as a symbol of what can be accomplished, across ownerships and political boundaries, to achieve conservation-oriented purposes—primarily recreational purposes in the case of the A.T.

Despite the example provided by the Appalachian Trail and similar initiatives, regional planning generally fell out of favor during the last half of the twentieth century. While greenways, trail systems, water resource management districts and habitat conservation areas have appeared on the North American landscape from time to time, broadly defined efforts to form cross-sectoral, cross-boundary dis-

tricts for the achievement of conservation objectives are not standard practice today in the United States and Canada.

However, prodded in part by the insight of biodiversity scientists that large, unfragmented corridors will be necessary for the long-term survival of some species living in the wild, enthusiasm among land conservation professionals for “landscape-scale” initiatives has reemerged in recent

years. Accordingly, those with such widely varying purposes as biodiversity conservation, the future of working farms and forests, the protection of water resources, the provision of outdoor recreational opportunities, and economic development linked to both natural and cultural amenities have shown a renewed interest in conservation initiatives of relatively large scale and comprehensive scope. At gatherings of conservation



volunteers and professionals, such as the annual Land Trust Alliance Rally, multiple, well-attended sessions are devoted to the consideration of landscape-scale initiatives and planning techniques.

With this fresh interest in regional land and biodiversity conservation efforts in mind, the Lincoln Institute, with the support of the U.S. National Park Service Conservation Study Institute (NPS CSI), the Golden Gate National Parks Conservancy (GGNPC) and the Quebec-Labrador Foundation (QLF), invited more than two dozen senior executives of public, nonprofit, academic and private sector organizations to the Presidio of San Francisco for a two-day conference in June 2003. The purposes of the meeting were to: advance our emerging understanding of what, in concept, landscape-scale initiatives are, and why they may be necessary; better understand how such concepts are (or are not) being realized in the field; and identify which innovations and advances appear necessary to more fully realize such large and comprehensive initiatives.

The Necessity of Landscape-scale Initiatives

The broad concept of a landscape-scale conservation initiative, as framed by the conference steering committee, includes three basic ideas: (1) such initiatives should encompass some *regional* system of interconnected properties; (2) such efforts are in some way organized to achieve one or several *specific conservation objectives*; and (3) various landowners and managers within a given conservation region *cooperate or collaborate* in some concrete fashion to achieve those objectives. Several individuals at the conference thoughtfully articulated the necessity for landscape-scale initiatives. Chip Collins explained that conservationists who were once focused on success in "conserving individual tracts of land" now see many of the efforts launched over the past 50 years as "piecemeal and incomplete, often failing to comprehensively address the inputs that affect ecosystems and their component parts."

Ted Smith, in explaining why the Kendall Foundation has made philanthropic

investments in landscape-scale initiatives, noted: "Ample evidence convinces us that land fragmentation is a threat to most species.... We are seeking to promote reconnections along, [for example], a large stretch of the Rockies at a scale that reflects the needs of keystone species.... Because fragmented land ownership works against nature, we are funding conservation strategies that embrace approaches to integrating the management of public and private lands. Not surprisingly, private lands often hold the greatest biological wealth and represent key corridors for wildlife movement."

While present-day discussions of landscape-scale initiatives may sometimes start with biodiversity concerns, they frequently go well beyond that focus. Nora Mitchell stated: "To protect remaining wild lands and sustain working landscapes, many conservation efforts today operate at the landscape scale. To be successful at this large scale, these efforts must integrate ecological, cultural and recreational values with economic and community development. As a result, the practice of landscape-scale conservation is complex and challenging.... It requires working across political and ecosystem boundaries, adopts an interdisciplinary perspective, and involves the collaboration of many organizations."

It is important to note that landscape-scale efforts may be directed not only toward relatively undeveloped and rural landscapes, but also to urban environments, reflecting, as Reed Holderman pointed out, "the diversity of relationships that exist between people and land." In urban settings, the purpose may be as much about providing essential ecosystem services (for example, flood control and water purification) or recreational opportunities as they are about protecting wildlife habitat.

In short, landscape-scale conservation initiatives call upon our limited human capacities to understand and manage complex systems, as we are challenged to steward natural and built physical systems over long periods of time. Douglas Wheeler, former California Secretary of Resources, reminded the group that we are also

challenged to build enduring "institutional ecosystems" that will sustain focus on achieving key conservation objectives across decades and the tenures of multiple political administrations.

Implementation of Landscape-scale Concepts

Participants had several opportunities to consider the effectiveness of landscape-scale conservation initiatives in practice, through both pre-conference field trips and case studies examined during the meeting. Field trips included visits to rural and urban protected landscapes in the San Francisco metropolitan area that help to comprise the region's assemblage of "green matrix" sites. Subsequent case study discussions focused on the San Francisco Bay area; the Yellowstone to Yukon (Y2Y) Initiative stretching from the state of Wyoming to the Yukon Territory; and a recent effort to encourage sustainable agricultural practices into the Cerrado region of Brazil. Given the relatively recent reemergence of interest in landscape-scale regional conservation efforts, their inherent complexity, and the range of possible conservation objectives that they might entail, it was not surprising that many of the initiatives we considered were seen more as "works in progress" than as successfully completed projects.

San Francisco Bay

Within the patchwork of protected landscapes distributed across the San Francisco Bay region, the most prominent property is the Golden Gate National Recreation Area (GGNRA), a regional-scale National Park Service unit first established in 1972. It now stretches from the Santa Cruz Mountains in the south, to prime parkland on both sides of the Golden Gate Bridge, to the Marin Headlands and northward. Billed as "the largest urban parkland in the world," the GGNRA, at 75,500 acres (more than 30,500 hectares), offers such gems as Crissy Field, a breathtakingly beautiful bayside tidal marsh and educational center located within the Presidio of San Francisco on a former military airstrip.

Brian O'Neill and Greg Moore relayed



© David Sanger

the story behind the establishment of the 30-year-old GGNRA and the recently completed Crissy Field Center. Their story is a model case history of how, working together with the help of funding from both the federal government and private philanthropic sources, their organizations have brought to life a highly valuable recreational, educational and ecological resource for Bay-area citizens. In addition to enticing visitors, ranging from local school children to great blue herons and peregrine falcons, to make repeated visits to the site, the public, private and nonprofit partners at the Crissy Field site have recently linked food service operations at the park with the noted agricultural resources of the region. Visitors to the Crissy Field Café and Bookstore today can dine on some of the best organic produce grown in the Bay area, helping to build important ties between the area's spectacular scenic amenities and its working farms.

Lands protected by the federal government within the GGNRA are complemented by extensive protected landholdings in the area that are owned by other governmental units, including: the State of California and various county and local governments; the academic sector, including the University of California and Stan-

ford University; the nonprofit sector, including the Peninsula Open Space Trust (POST) and the Marin Agricultural Land Trust (MALT); and the private sector, including agricultural lands under conservation easements held by both public and nonprofit entities.

While the region's array of protected landscapes is indeed impressive in scale and distribution, enduring coordination among the managers of these lands, for the purpose of achieving specific conservation objectives, is often lacking. For example, the manager of a local nonprofit land trust was asked if strong bonds around achieving biodiversity conservation or water quality objectives linked the management of agricultural properties protected by land trusts with the lands protected by federal agencies. His answer was instructive: "Actually, the relationship between local, state and federal conservation organizations is not always smooth. There are some threads that are starting to tie one piece of the quilt to another, but they are only threads today." He explained that what may look like some sort of coordinated picture on a map really was built "from the grassroots up," starting with a variety of "piecemeal efforts"; any "regional vision" emerged later.

Bay area conservationists at the confer-

ence took in stride the idea that a regional vision regarding the achievement of management objectives was still being worked out. Greg Moore noted that he and his colleagues are in some ways just now refocusing on stewardship challenges, but he offered a hopeful perspective: "Each era of success generates a new generation of ambition." Audrey Rust pointed out that it can be a struggle just to get public and private funders to focus on stewardship issues, particularly when they are inundated with land protection funding requests. But both Moore and Rust agreed that, over the next several decades, focusing substantial resources on the achievement of stewardship objectives is a job that needs greater attention. Bob McIntosh concurred, noting that similar challenges face conservationists active on the eastern seaboard.

Yellowstone to Yukon (Y2Y)

Progress toward the realization of a continuous, well-stewarded corridor of protected lands in the Y2Y region is at an even more formative stage. Ted Smith described Y2Y as a "bottom-up" effort that has biodiversity conservation at its center. Among other objectives, Y2Y seeks to establish core areas and connecting corridors that will sustain healthy populations of grizzly and black bears along a long spine of mountains that crosses the U.S.-Canadian border.

The Y2Y Initiative website (www.y2y.net) offers a brief overview of the effort. The community of interest that has gathered around the Y2Y idea has grown over the past decade to include more than "340 organizations, institutions, foundations and conservation-minded individuals" that have "recognized the value of working together to restore and maintain the unique natural heritage of the Yellowstone to Yukon region and the quality of life it offers."

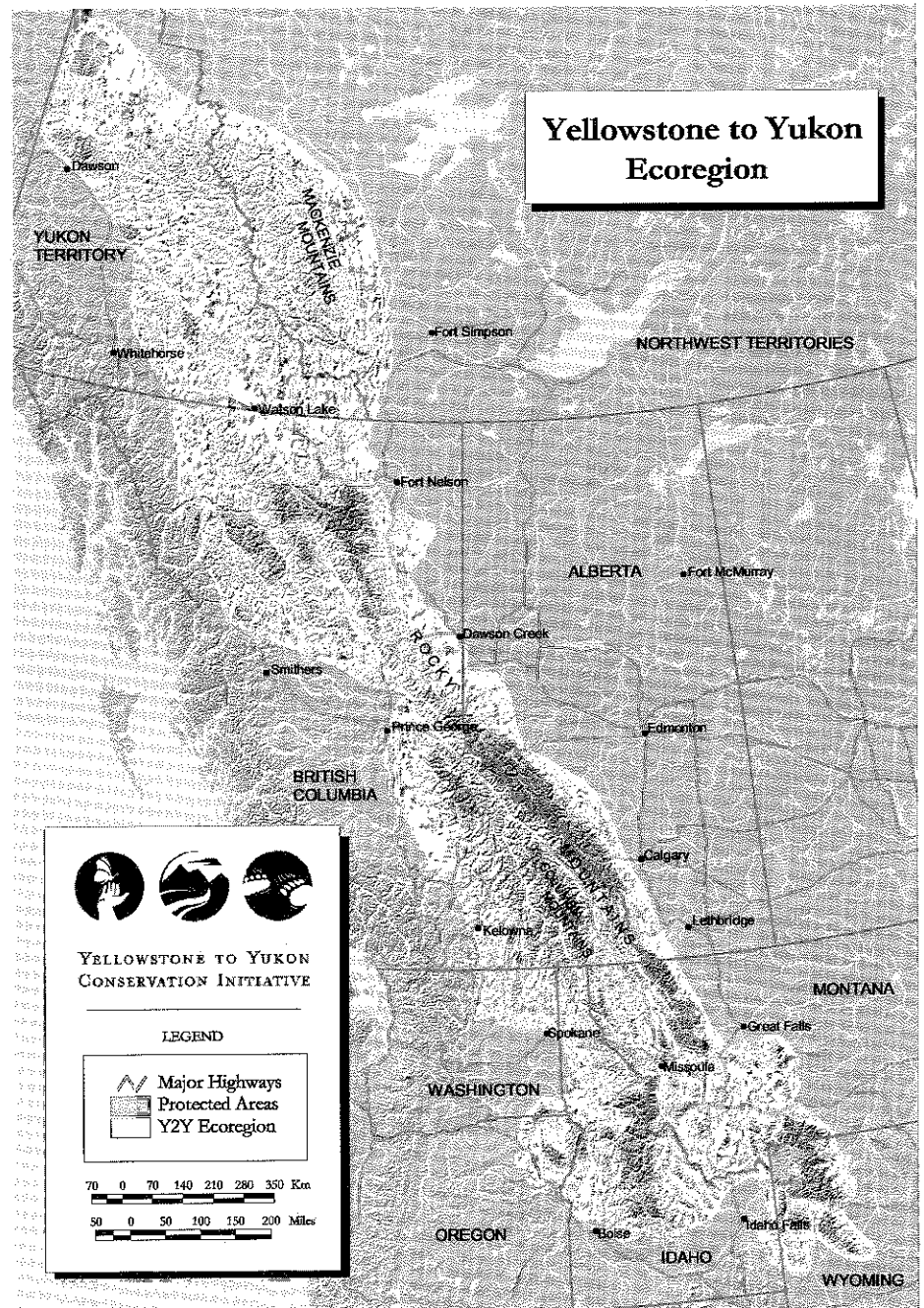
The community has played a key role in achieving numerous visible and important conservation projects. For example, Y2Y member organizations, including the Canadian Parks and Wilderness Society (CPAWS), helped lead the successful effort

to establish in northern British Columbia the Muskwa-Kechika Management Area (M-KMA), a nearly 16 million acre (6.4 million hectare) district; about 25 percent of the M-KMA is designated as parkland, with the remainder included in special management zones where certain resource development activities will be allowed. While the establishment of the M-KMA is a significant success for the conservation community, its ongoing management has proven to be a real challenge. George Smith explained: "In the M-KMA, progress has been made and problems solved; some industry is occurring while the wilderness remains essentially intact. Yet, much of the integrated management system has not been created, causing line-agency power struggles and inefficiencies."

South of the U.S.-Canadian border, the conservation community is working hard to expand on the gains made over the past two decades to conserve both public and private lands for the public benefit along the Y2Y corridor. The Trust for Public Land, for example, was successful in 2002 and 2003 in helping to protect the Taylor Fork drainage in Montana, filling in some of the checkerboard pattern of land ownership in the Gallatin National Forest. However, with various property rights groups spearheading organized opposition to both public and private land conservation efforts, the realization of landscape-scale initiatives is far from assured in the Rocky Mountain region. Many years of concerted effort lie ahead if the gaps are to be spanned between the disparate protected landscapes appearing on regional maps. Dan Sayre commented that to achieve ambitious goals, the conservation community will have to be extraordinarily persistent in making its case that careful land stewardship is in the interest of local communities, is in our national interest, and is part of a tradition with deep roots in American history.

Innovations to Advance New Initiatives

Recognizing that the concept of landscape-scale conservation is still in some respects nascent, the assembled conservationists offered a number of ideas regarding inno-



ventions that may advance its development. Story Clark pointed out that in the area of stewardship U.S.-based conservationists have a great deal to learn from their international colleagues, especially regarding "community-based conservation methodologies." Jessica Brown agreed, based on her experience in building support for conservation initiatives in Central Europe by focusing on the role of the local community.

Glenn Prickett offered the group a short presentation on how Conservation International (CI) is helping a community-based effort in the Cerrado, a massive

savannah that covers more than one-quarter of Brazil's land area. Since World War II, the Cerrado has been intensively developed for agricultural purposes, including soybean cultivation. The region is important for its own biodiversity attributes, and because it feeds water into Brazil's Pantanal, home to one of the globe's most significant freshwater ecosystems. In working to build a 370-mile biodiversity corridor that connects the Cerrado and the Pantanal, CI has forged a relationship with some of the region's most important soybean processors to develop purchasing

guidelines that encourage local soybean growers to use "best practices" in their operations. Such practices include the protection of natural habitat on agricultural lands as well as careful management of riparian zones to make a measurable difference in local stream and habitat quality. By working with the community, and leveraging the reach of key industrial processors in the area, CI hopes to considerably improve the odds that a regional biodiversity corridor will be sustainable. The approach, Prickett pointed out, is transferable to North American initiatives that will depend on wildlife corridors adjacent to, or even woven into, the fabric of local agricultural and industrial properties.

In addition to working closely with communities and local industry to achieve conservation objectives, participants stressed

numerous other opportunities for innovation. Gretchen Daily addressed the need for new financing mechanisms to underwrite large-scale conservation initiatives. She discussed with candor the challenges of accessing potential streams of income associated with the provision of ecosystem services (for example, funding to support forest protection and other "carbon sequestration" efforts that would help to control the levels of gases that are released into the earth's atmosphere and contribute to global warming).

Participants also discussed the need for increasingly powerful ways to monitor large-scale easements, especially on initiatives that incorporate working forests and farmlands. Peter Stein noted that methodologies for improving both the accuracy and cost-effectiveness of monitoring pro-

ocols are under development. At the New England Forestry Foundation, for example, novel applications of remote sensing technology, combined with more traditional aerial photography techniques and on-the-ground inspections, are being leveraged to monitor new landscape-scale easements. Seasoned conservationists including Mike Soukup, Bob Bendick and Philippe Cohen underscored how advanced information technologies, such as those used in detailed, multi-scalar Geographic Information System (GIS) mapping applications, can be particularly useful in thinking through regional conservation strategies.

In conclusion, however, the focus turned from exciting new technologies to the human element. Armando Carbonell summed up the sentiment of the group, noting that a "green matrix is not just land represented by green on a map, but also a set of lasting social relationships." Like the effort sustained by the diverse group of men and women who brought the Appalachian Trail into existence and have cared for it as a national treasure, it will take the long-term attention of present and future generations to bring today's expansive conservation concepts into reality. □

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 Ted Smith, Kendall Foundation, Boston, MA
 Michael Soukup, National Park Service, Washington, DC
 Peter Stein, Lyme Timber Company, Lyme, NH
 Douglas Wheeler, Hogan & Hartson, LLP, Washington, DC

* Conference Steering Committee

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THE ROLES OF Community-based Organizations in Brownfields Redevelopment

LAVEA BRACHMAN

As part of a series of educational programs on brownfields redevelopment for community-based organizations (CBOs), the Lincoln Institute will offer its third course, "Reuse of Brownfields and Other Underutilized Properties: Identifying Successful Roles for Community-based Nonprofit Organizations," in Detroit in late March 2004.

The impetus for the series arose from a number of issues in the CBO community. First, CBOs are often left out of brownfield redevelopment training programs, which are generally designed for the private sector, including developers, environmental engineering firms and financial institutions, or for local governments. While these sectors must gain a better understanding of brownfields, particularly where the fear of liability looms large and remains a chief obstacle to entering into any development process, CBOs are also essential redevelopment partners. Learning how to partner with other sectors and when to bring these partners into a brownfields project is an important aspect of successful brownfields redevelopment for CBOs, and has been an integral part of the Lincoln Institute course curriculum.

Second, CBOs are often viewed as underfunded and lacking sufficient capacity to take on brownfield redevelopment. This is sometimes true, but as a result of this perception the importance of CBOs can be underestimated by both the public and private sectors, and this phenomenon becomes a self-fulfilling cycle. A wider range of state and federal funding sources are now available to CBOs, but they need to know how to access them. Some examples are special funds to conduct site assessments or do neighborhood planning, banks



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Greensgrow Farm, a hydroponic vegetable producer in North Philadelphia, is on the site of a former steel plant in the service area of the New Kensington Community Development Corporation.

seeking to make loans in low-income areas where they can get special federally recognized credit, and other resources available only for nonprofit organizations.

Moreover, CBOs can play many unique roles that draw upon their strengths and capacities as community-oriented institutions. CBOs—particularly large, long-standing and well-funded CBOs—may act as the developer and/or the property owner, or they can serve as a broker or community champion, which does not require the more complex skills of a commercial developer. In addition to learning how to partner and play different roles, many CBOs are beginning to expand their traditional focus beyond housing or community services to encompass a broader range of economic development activities, such as property redevelopment. As a result, CBOs are interested in building their organizational capacity to take on brownfields redevelopment and other related activities.

The neighborhoods in which CBOs often work exhibit many signs of disin-

vestment, including as much as 30 percent vacant property, high unemployment rates, absentee land ownership and few commercial businesses. Therefore, with an inherently weak market, the brownfield sites in these neighborhoods are routinely ignored by both the public and private sectors, specifically because they may be the hardest sites to redevelop. These redevelopment difficulties may arise from the level of on-site contamination—real or perceived—as well as from the challenges of the market. There is a need for both the public and private sectors to establish partnerships, but often a lack of will to bring the two entities together. The leadership of the nonprofit sector is frequently pivotal in attracting public attention and stimulating private sector interest in the neighborhood, and thus improving the likelihood that properties in these neighborhoods will be redeveloped. CBOs with a strong presence in a neighborhood can often take this leadership role in redeveloping these sites.

Case Studies

One of the most popular aspects of the Lincoln Institute series has been the opportunity for smaller, less experienced CBOs to interact with larger ones that have a track record in doing redevelopment work. Through both formal and informal exchanges of ideas and information, the CBOs are exposed to the best brownfield redevelopment practices. This opportunity to learn from peers is enhanced with the use of case studies. In direct response to participant demand, these case studies were developed and integrated into the curriculum to allow the participants to learn directly from the practical experience of their colleagues and from other CBO staff attending the courses.

The case studies were developed through interviews with the CBOs involved in the projects and have been published as a Lincoln Institute working paper, "Three Case Studies on the Roles of Community-based Organizations in Brownfields and Other Vacant Property Redevelopment: Barriers, Strategies and Key Success Factors" (Brachman 2003). The cases are:

- Brokering Redevelopment on a "Silver Shovel" Property, involving the Greater Southwest Development Corporation in Chicago, Illinois;
- Maximizing Community Benefits Through a Community Garden Strategy, with the New Kensington Community Development Corporation in Philadelphia, Pennsylvania; and
- Connecting Comprehensive Economic Planning with Brownfield Projects, featuring the Racine County Economic Development Corporation in Racine, Wisconsin.

Common successful redevelopment strategies emerged in these cases, despite the variations in CBO role, organizational structure and external conditions. These strategies included partnering with city officials on property acquisition and use of city services; linking redevelopment with other visible physical improvements; communicating regularly with city officials and community groups; undertaking redevelopment primarily as part of a comprehensive plan, instead of on a site-by-site basis; and utilizing tax increment financing.

Breaking Barriers to Redevelopment

The need for extensive predevelopment work constitutes one of the major barriers to brownfields redevelopment. This work includes assessing environmental conditions on the site; figuring out a pathway to site control or property ownership; finding ways to protect owners from liability; locating funding sources; determining the beneficial property reuse for the community; and eliciting community support for the project. Discovering the true status and location of on-site contaminants is a key step toward assessing and limiting liability as well as targeting an appropriate end use.

Since these activities often inhibit private sector interest, CBOs can offer particular economic value to the redevelopment process and improve a project's chances for success. The cases and other experiences demonstrate that CBO involvement with the predevelopment work reduces the costs and effort of the private sector, thus improving a project's economics in comparison with greenfields developments.

If redevelopment is viewed as a linear process (which is not entirely accurate, but for the sake of discussion we will assume so here), then CBOs can invest time and money in upfront activities that traditionally have made brownfield properties incrementally more costly than development of other properties. One of the most important activities is conducting an inventory of brownfield sites throughout a neighborhood or community. This function may be performed by a local government or by a CBO, but it can lead to engineering a broader strategy or master plan that leverages the redevelopment of multiple properties. These types of tactics can help address broader market imperfections that usually plague those areas adversely affected by brownfield sites where these CBOs operate.

Another major barrier is obtaining property ownership or site control. The case studies and other examples discussed throughout the course reveal that this barrier can be overcome with city involvement or even temporary municipal ownership. Site control is a difficult problem since

ownership is often obscure. Some properties have been abandoned or "orphaned;" the owner is bankrupt; or the properties are burdened with back property taxes. Again these are time-consuming issues that extend the development timeline, but they are not insurmountable when the CBO can gain knowledge about state statutes and tax practices.

Site contamination has receded somewhat as a major barrier to property redevelopment in and of itself (except for the implications for unknown and thus economically unquantified liability), but market conditions and location remain frequent and intractable barriers. The solutions to such conditions vary from location to location, but they include some of the tools discussed in the course: a redevelopment master plan for multiple properties (including uncontaminated vacant properties); a city land bank; and state statutory authority that eases the property disposition process for properties burdened by back taxes.

Learning from Experience

CBOs are in a unique position to ensure that the community is involved in the process and then benefits from the site redevelopment. However, due to minimal funding and staffing, CBOs have a particularly steep learning curve with respect to brownfields redevelopment, as do community residents. Because of their inexperience with the unique characteristics of these properties and the complications these characteristics pose for the real estate development process, residents and some CBOs can be intimidated by brownfields—the potential environmental conditions on these properties, the industrial owners, the cleanup process and the liability. Education about the process for assessing environmental conditions, the laws governing the cleanup, and issues of property ownership and liability can go a long way toward reducing the mystery surrounding these sites and alleviating the stigma often attached to them.

Brownfields redevelopment is complicated on two additional fronts. First, it requires the involvement of multiple stakeholders to be successful. Thus, included

among the Institute's course faculty have been representatives from the federal Environmental Protection Agency and the state environmental agencies overseeing the brownfield programs that approve cleanup activities and standards for properties; and funders such as financial institutions, private foundations and government agencies. Second, it is inherently interdisciplinary. The course also includes experts in legal liability, real estate development, property assessment and environmental health impacts; environmental engineers; and CBO and community development corporation staff and directors who have successfully completed brownfield deals.

This year's course will be held in Detroit and will target primarily CBOs in Michigan and other midwestern states, allowing for a sharper focus on the common challenges faced by CBOs in that region and helping CBOs understand the importance of specific state policies and laws. Furthermore, CBOs and their statewide umbrella organizations may be able to play an advocacy role in bringing improved property disposition and tax laws to their states to increase their chances of success in future projects.

The city of Detroit and its environs, as well as other Michigan cities, are afflicted with hundreds of undeveloped brown-

fields, primarily the remains of former automobile factories and related service industries, so it can serve as an example of the redevelopment challenges that remain. Held in conjunction with local partners, the course will focus on how CBOs can get started with their projects; the roles they can assume—as developer, property owner, broker or facilitator, predeveloper, intermediary or advocate; possible funding sources and other resources; the relationship of the CBO to local government; the need for effective state policies to help CBOs do their job; and “green” reuses.

Another outcome of this experience working with CBOs will be the preparation of a guidebook on brownfield redevelopment to assist CBOs in addressing the challenges identified here and in deriving community benefits from underutilized property. The guidebook will address the need for structured guidance on brownfields redevelopment, similar to guidebooks that exist for the private sector but tailored for the needs of the nonprofit sector. The guidebook is still being formulated, but it is expected to cover such topics as why and when CBOs should be involved in redevelopment; what roles they can play; identifying and assessing properties for redevelopment viability; investigating the environmental conditions and cleaning up

the property; obtaining liability protection; finding funding; working with other partners; building their own organizational capacity for these projects; as well as other topics. □

NOTE: These and other challenges faced by CBOs are also covered in two other courses being sponsored by the Institute's Planning and Development Department: “Neighborhoods in the University's Shadow” and “GIS for Land Development Analysis by Community-based Organizations” (see page 19 for more details).

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Property Tax Reform and Smart Growth Connecting Some of the Dots

RICHARD W. ENGLAND

It is undeniable that land use change in the United States has been occurring at a rapid rate. Between 1982 and 1997 alone, developed land increased nationwide by 25 million acres, or 34 percent. Population growth certainly helped to fuel this increase in settled land area, as the U.S. resident population grew by 15.6 percent during the same period. From these two trends, it follows that the average population density of developed areas has declined during the late twentieth

century: the average number of residents per developed acre fell by 13.6 percent nationwide. This declining density of settled areas is one indicator that “sprawl” has been unfolding across the U.S.

Concerns about Sprawl

Rapid conversion of forests, farms and wetlands to residential, commercial and industrial uses has provoked growing concern among elected officials and voters in many states. In 1999, the National Governors' Association adopted a statement of principles on better land use that

called for preservation of open space and encouragement of growth in already developed portions of the landscape.

The deepening concern for containing sprawl and promoting denser development has been expressed repeatedly at the state and local levels of government. The recent report of the Connecticut Blue Ribbon Commission on Property Taxation and Smart Growth, for example, has explicitly linked “loss of farms, forest and open space ... [to] decline of and flight from urban areas, along with economic and racial segregation” (State of Connecticut 2003).

In New Hampshire during the spring of 2003, a dozen small towns in that politically conservative state authorized million-dollar bond issues to finance conservation of rural lands threatened by metropolitan growth radiating from Boston.

Urban economists have often noted that we should expect the areas of metropolitan regions to expand along with growth of population and income per capita, but this readiness of land markets to accommodate a larger and more affluent population is not the entire story. Jan K. Brueckner and Hyun-A Kim, for example, have pointed out that the territorial expansion of metropolitan regions during recent decades has probably been excessive from a social efficiency point of view. One reason is the failure of developers to account for the loss of amenity values as development consumes open spaces. (Ecological economists would describe this loss as depreciation of natural capital.) Another reason is the failure of local governments to charge developers for the full cost of public infrastructure investments necessitated by metropolitan expansion. Other contributing factors are mortgage interest subsidies under the federal income tax and a failure to price congestion externalities on the roadways linking the metropolitan center to its fringe communities.

There may be other reasons for believing that metropolitan regions have expanded excessively in the U.S. since World War II. First, federal and state grant formulas sometimes reward towns and cities for adopting low-density zoning rules. An example is state reimbursement of pupil busing costs, a subsidy that encourages local school boards to ignore the land use implications of their school siting decisions. Second, several rounds of federal tax cuts since the 1980s have increased the disposable incomes of already affluent households and fueled a status competition favoring construction of ever larger homes on ever larger residential lots.

Tax Policy Tools for Smart Growth

Whatever the exact set of reasons for metropolitan sprawl, state and local policy makers have been scrambling to find policy

tools with which to promote compact development. More than a generation ago, nearly all states adopted use-value assessment of rural lands in an effort to protect agricultural lands and other kinds of open space from development. When a rural parcel is enrolled in a use-value assessment program, it is treated for purposes of property taxation as though it were going to remain undeveloped in perpetuity. This legal fiction conveys a substantial tax benefit to rural landowners on the metropolitan fringe because their parcels have far greater market value than assessed value. Under the law, property assessors are required to ignore the development potential of undeveloped parcels enrolled in use-value assessment programs.

Theoretical research by Robert D. Mohr and this author (2003) has found that use-value property assessment, if properly designed, can postpone land use change and thereby provide a window of opportunity for local governments and conservation groups to buy development rights before rural lands are lost to metropolitan growth. However, in 15 states (including Arizona, Florida and New Mexico), the private decision to develop a rural parcel that has enjoyed use-value assessment results in no financial penalty at all to the owner. Hence, the tax incentive to postpone development is very weak. Only in those states (such as Connecticut and Rhode Island) that impose stiff development penalties if a parcel has been enrolled in the use-value assessment program for less than a decade is there a fairly strong incentive to postpone development despite escalating urban land rents. Perhaps it is time for state governments to review their use-value assessment programs to see if they actually postpone development of rural lands. If not, reform of use-value assessment statutes is in order.

Another way to promote compact metropolitan development would be to permit city governments to adopt split-rate property taxation. Under this type of property tax reform, a city can lower the tax rate on buildings and other capital improvements and still maintain the level of municipal services by raising the tax

rate on land values. The Commonwealth of Pennsylvania has had this form of property taxation since 1913. Pittsburgh and Scranton have been the pioneers in tax reform, but by 1995, some 15 cities in the Keystone State had adopted two-rate property taxation. Although the evidence is circumstantial, Wallace Oates and Robert Schwab (1997) have tentatively concluded that lowering the tax rate on building values relative to land values helped to spur downtown commercial construction in Pittsburgh during the 1980s, despite the sharp decline of the city's steel industry.

A Case Study of New Hampshire

As the fastest-growing state in the Northeast, New Hampshire is witnessing the rapid transformation of its traditional landscape of forests, farms and villages. Between 1982 and 1997, the developed area in the state increased by 210,000 acres, a 55 percent increase, although the population increased only about 26 percent (England 2002). To date, policy makers have paid little attention to the impact of the state's high property taxes on these trends.

Using a regional econometric model to perform tax reform simulations, I have explored a revenue-neutral shift toward land value taxation in the state. In one study, the statewide property tax (which raised \$460 million in 1999) is hypothetically replaced by a pure land value tax yielding an equal amount of state tax revenue. This policy simulation suggests that gross state product, employment and residential construction in the Granite State all would receive a boost from this type of tax reform. The boost to the state's economic development would be long lasting, not transitory. However, because net migration into the state would receive a strong stimulus, this statewide approach to property tax reform would not serve to deter sprawl (England 2003b).

In a companion study, I simulated a shift to two-rate property taxation in New Hampshire's largest city, Manchester, and in the economically depressed mill town of Berlin (England 2003a). In both cities,

FIGURE 1 Tax Rates and Tax Credits

Sample Property:

Building value: \$150,000 + Land value: \$50,000 = Total value: \$200,000

Case 1	Case 2	Case 3
Single tax rate: 2% per year	Land tax rate: 6% per year	Land tax rate: 7% per year*
Annual tax bill:	Building tax rate: 1% per year	Building tax rate: 1% per year
\$4,000	Annual tax bill without credit:	Annual tax bill with \$1,200 credit: \$3,800
	\$4,500	

* The tax rate on land value has to be higher with the introduction of a credit for each taxable parcel in order to collect the same amount of revenue citywide.

local employment, output and construction would receive a persistent boost following reform of the property tax. This stimulus to urban economic activity also would help to restrain the migration of households and businesses to surrounding rural areas.

If we want to slow down the development of rural lands, then we need to promote employment opportunities and healthy neighborhoods in already settled urban areas. A shift to two-rate property taxation by city governments could help to spark urban revitalization and thereby protect undeveloped lands on the metropolitan fringe. However, even though a shift to two-rate property taxation would promote investment and reinvestment in urban areas, this type of tax reform is likely to confront skepticism and even political opposition. Because industrial and commercial properties frequently have a higher ratio of building value to land value than do residential properties, raising the tax rate on land values in order to pay for a rate cut on capital improvements could have a regressive impact on the distribution of property tax payments. The owners of office buildings and electric power plants, for example, might enjoy lower tax bills while many homeowners might find increased tax bills after implementation of split-rate taxation.

My present research as a David C. Lincoln Fellow aims to see whether this potentially regressive impact of shifting to two-rate property taxation can be avoided, thereby undercutting potential voter

opposition. Figure 1 demonstrates that the combination of a generous credit with two tax rates could make a "typical" homeowner a supporter of property tax reform.

Analysis of property tax data for three New Hampshire cities suggests that the introduction of split-rate taxation would indeed be acceptable to many homeowners if it were accompanied by a uniform tax credit on each annual tax bill. One of these communities is Dover, a small but growing city with abundant undeveloped land. In 2002, the total property tax rate was 1.89 percent of market value. Applied equally to land and building values totaling \$2.03 billion, this single rate raised \$26 million for municipal services and local public schools, with additional revenues raised for county and state purposes.

If the City of Dover had cut the tax rate on buildings by \$2 per thousand dollars of assessed valuation and offered a (maximum) credit of \$1,000 on each tax bill, then it would have needed to raise the tax rate on assessed land values by roughly \$18 per thousand in order to maintain the level of municipal and local school spending during 2002. That particular tax reform would have lowered the annual property tax payment of most owners of single-family homes and residential condos in the city, especially those with relatively modest values. Because of the credit, even owners of inexpensive residential lots would have gained from the tax reform. Many owners of apartment complexes, large commercial properties and extensive tracts of vacant land,

however, would have paid more local taxes after the shift to two-rate taxation and a uniform credit applied to each tax bill.

Conclusion

More than a century ago, Henry George advocated taxation of land value in the name of social equity. Contemporary economists have more often advocated land value taxation as an efficiency-enhancing policy favoring economic development. My own research suggests that taxing land values more heavily than building and improvement values could foster urban revitalization and help to protect undeveloped land at the same time. However, unless the design of property tax reform takes distributional impacts explicitly into account, George's concern for social equity is unlikely to be served. **L**

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The Effects of Land Acquisition on China's Economic Future

CHENGRI DING

In the past quarter century, the People's Republic of China has achieved remarkable progress in economic growth, social advancement, and political and administrative reforms. These achievements are largely attributed to the commitment of the Chinese government to improve its people's welfare through adherence to a free market economy. The interrelated forces of economic growth and policy reform are stimulating rapid and fundamental transformation, especially in Chinese cities, where infrastructure projects, urban renewal, housing development and reform of state-owned enterprises are taking place at an unprecedented pace and scale.

The catalyst for this surge in urban development has been the widespread adoption of the Land Use Rights System (LURs) in which land ownership and use rights have been separated. Its impacts are two-fold. First, it promotes the development of markets for land use rights in which land prices and market mechanisms begin to affect land use and land allocation decisions. Second and more important, it creates an institutional capacity for local governments to raise much-needed revenues to finance urban redevelopment and economic reforms. This revenue-raising ability is rooted in the land ownership structure and power of Chinese government, since the state owns virtually all land in cities and towns. Users are required to pay upfront leasing fees for 40- to 70-year periods, depending on the type of use.

Along with its fiscal impacts, the LURs has created several problems that have drawn increasing attention. First, revenues from leasing state-owned land are not sustainable from a long-term perspective; leasing of existing-urban land has been the primary revenue source for financing urban projects, and sooner or later cities will run out of urbanized land available for leasing. For

example, Hanzhou City will collect 6 billion RMB (US\$732 million) in 2003 from the sales of land use rights, most of them on existing urban land, but land sale revenues have already reached their peak and have started to decline.

Second, Chinese governments lack instruments to capture their share of the increases in land value that are driven up by the combined forces of urbanization, public investment in infrastructure and private efforts. Based on the proposition that one should be rewarded only for one's own effort, government should capture the increased land value resulting from public investment, rather than having it accrue to the private landowner.

Third, laws do not specify concrete measures for implementing lease renewals. It will be more difficult to collect leasing fees in the renewal period since local governments will have to deal with thousands of households compared to a small number of developers in the first round of leases. Finally, some local government officials have been politically motivated to create an oversupply of land and overheated real estate activity, thus diminishing the central government's efforts to institutionalize land management and urban planning.

Compulsory Land Acquisition

The other major source of land revenues for local governments is the leasing of former farmland. Both the Chinese Constitution and the 1999 Land Administration Law (LAL) specify that the state, in the public interest, may lawfully requisition land owned by collectives, thus setting the stage for compulsory land acquisition. The local government is thereby able to acquire land cheaply from farmers and sell it to developers at much higher prices. This is a complicated process because it requires first acquiring the land, then converting it to state ownership, resettling the displaced farmers and providing

urban infrastructure before finally leasing the land to developers. The law requires that peasants' lives should not be adversely affected by land acquisition. However, this requirement is difficult to implement, in part because measures of life changes for peasants are multifaceted; financial compensation is only one of the considerations.

Since there are no market data for farmland prices, the government pays collectives and peasants a compensation package that includes three components: compensation for the land itself; resettlement subsidies; and compensation for improvements to the land and for crops growing on the requisitioned land. The law stipulates that compensation for cultivated land shall be six to ten times the average annual output value of the acquired land for the three years preceding the requisition.

The amount of the resettlement subsidies depends on the number of people living on the land, but each person's subsidy shall not exceed six to ten times that of the annual yield from the occupied land. Recognizing diversity of local conditions in terms of socioeconomic development status, productivity, and per capita income, the local government is permitted to raise the sum of the resettlement subsidies and land compensation up to 30 times the previous three years' average output value on the acquired land.

Emerging Issues

Several significant issues are emerging from this land acquisition process. The first relates to the ill-defined concept of property rights and development rights: who is entitled or empowered to acquire land from peasants for urban development? Currently any entity can acquire land from peasants as long as it can justify

NOTE: RMB is the Chinese currency; US\$1=8.20RMB.

public interest or purpose. This public interest requirement was easy to fulfill in the 1990s, since there were many state-owned enterprises that provided services and/or goods to the public. They could acquire land to launch profitable commercial, housing, entertainment and industrial development projects. Individual developers also can acquire land if they have strong political connections. However, these profit-making and political motivations for land acquisition are responsible for increasing corruption in real estate and housing developments and creating chaotic and uncoordinated urban development patterns. Recent economic reforms and privatization have begun to diminish the roles of state-owned enterprises, so it is time to reexamine the concept and definition of public interest and public projects.

The interactions of multiple players in land acquisition (including individuals, corporations and governments) create several problems in land management and planning: (1) it becomes extremely difficult, if not impossible, to coordinate land development so that infrastructure and transportation facilities are used efficiently; (2) it voids many urban planning efforts; and (3) it is blamed for "villages in the city" (*cheng zhong chun*), a phenomenon in which villages and farmland are surrounded by developed land, making the city unattractive, disrupting the continuity of economic, social and cultural functions, and significantly increasing transportation costs.

The second issue is who is entitled to compensation and at what level. The village collective is the basic socioeconomic organization in rural areas, and its largest asset is the land collectively owned by the members. Even though laws recognize that the collective and its members should be entitled to sharing compensation, there are no specific policy guidelines or regulations on how to divide the shares in different situations. The collective's share is supposed to enhance its capacity in farmland productivity and social welfare, thus benefiting all its members. However, the role of the collective is diminishing, in part because its membership is decreasing as some farmers leave to become urban residents following

acquisition of communal land, and in part because of socioeconomic changes due to advancing urbanization. The revenue sharing scheme reflects this transformation.

To make matters worse, different levels of governments take a cut out of the monetary compensation that is supposed to go to the farmers. For example, the Chinese government built a pipeline that transfers natural gas from the western to the eastern part of the country. This was a national project, so compensation to peasants was paid by the state, but the amount of compensation varied from province to province. The state gave 20,000 RMB (US\$2,500) per mu (one mu=666.67 square meters) to peasants in Henan province for their land. Given the fiscal structures between governments, these funds were allocated downward to lower levels of government (from state to province to city to county to township, respectively). At each transfer point, a portion of funds was retained for that level of government to finance their own public goods and services. The peasants received only 5,000 RMB in the end.

The situation here is similar to the concept of value capture in which governments are entitled to retain a portion of land value increases in exchange for their efforts in urban development and infrastructure provision. In a case like Henan it is legitimate to ask if the state's compensation reflected the true market value of the land. If it did, then local governments should be entitled to their shares. Alternatively, if the state captures the entire land value increase, then the state should reimburse at least the costs of infrastructure provisions supplied by the local government.

The third issue is the equity of compensation, which involves both the level of compensation as well as variations in payments in different situations. Since there are no market data that can truly reflect the price of farmland, compensation hardly reflects market conditions and it varies dramatically from case to case, mainly depending on who plans to develop the land. For instance, profitable projects such as commercial housing and business developments can afford to pay higher prices for land than public transportation and

infrastructure projects such as highways, railroads, airports and canals. If these different types of projects, private and public, occur in one village at different times or in neighboring villages at the same time, peasants who are less well compensated feel unequally treated by the government. Many complaints have something to do with this inconsistency in compensation. Such inequity contributes to rising tensions and distrust between peasants and the government and adversely affects subsequent planning and implementation of land management policies.

Finally, it is becoming increasingly difficult and costly to resettle peasants. The LAL requires that the quality of life of farmers shall not be adversely affected by compulsory land acquisition, but does not specify concrete measures to achieve this goal. As a result, many peasants end up living under worse conditions several years after their land was taken than they did before. This situation is not difficult to imagine. Farming does not make peasants rich, but it generates sufficient income to support a minimum level of livelihood and security. Without appropriate training and skills in managing their lump sum payment and without appropriate investment channels (if their compensation is sufficient to make any investment at all), it is common for peasants to end up with no land to farm, no income stream to support themselves, and no job skills to compete in the tight urban job markets.

Land Policy Challenges

China is facing many challenges in its efforts to supply land for new development as rapid urbanization continues. First, it is becoming more difficult for local governments to acquire land for true public works and transportation projects, since they cannot offer peasants as much compensation as developers of more profitable commercial projects.

A second challenge is to fairly compensate peasants when their farmland is acquired. As governments capture a greater proportion of the land value increases, the low level of compensation to peasants imposes a serious long-term threat to sustain-

able development in China. The number of people who live in poverty after land acquisition continues to rise. For instance, Zhejiang province alone has more than 2 million farmers who have lost their farmland. In 2002, more than 80 percent of legal cases filed by peasants against governments in the province were related to land acquisition.

This situation is a potential source of instability and is likely to escalate in the future as increasing urbanization puts even more pressure on the need for new land for development. According to the General National Land Use Comprehensive Plan, China needs 18.5 million mu of land for nonagricultural uses in the first decade of the twenty-first century, and 90 percent of that land will be acquired from farmers. It is estimated that 12 million farmers will lose their land through this type of acquisition. Without fair compensation or other efforts to assure their social security over the long term, these farmers will impose enormous socioeconomic problems on China for years to come.

The third challenge is associated with the rate of urbanization. According to the report of the 16th Communist Party Convention in 2003, the total population of China is estimated to be 1.6 billion to 1.8 billion by 2020, with more than 55 percent living in cities, compared to the current population of 1.3 billion with 38 percent in urban areas. Migration from rural areas to cities is expected to be around 15 million annually, after taking into account the rate of natural urban population growth. Sustainable and affordable urban economic development is urgently needed to absorb these large numbers of rural immigrants.

A final dilemma is how to achieve a balance between farmland preservation and urban spatial expansion. Farmland preservation will inevitably increase land costs, which in turn will slow down urban development. At the same time, it is necessary to promote urban economic growth to provide sufficient job opportunities. This in turn leads to urban encroachment into rural areas to take advantage of less expensive land.

To address these challenges, Chinese officials need to ask some fundamental questions:

- What are the impacts of urbanization and infrastructure provision on the value of farmland, and how do the values change over space and time?
- Who is entitled to the value increases in land, and what is the peasants' fair share?
- What constitutional rights do peasants possess? Will the Chinese Constitution be amended soon? If so, what will be the impacts?
- What are some other mechanisms of capturing land value? What are the merits and drawbacks of these mechanisms, and will they work in China? If so, how can the government make them work?

Land Acquisition Reform

It is hard to anticipate how Chinese officials will address these questions, but rapid urbanization and massive infrastructure provision will inevitably increase land values over the next two decades. Recognizing the enormous problems associated with land acquisition, several cities have adopted different approaches to protect farmers' rights and interests so their lives will not be adversely affected. These approaches include:

- Joint ventures (Shanghai). Collectives share stock in the land they transfer for projects. In return, they receive annual cash payments equivalent to average profits from farming.
- Extra allowance for construction on land in villages (Shuzhou). Local governments strictly control the amount of nonagricultural construction on land owned by a collective. By providing an extra allowance for nonagricultural land, villages are able to pursue economic activities other than agriculture and are able to generate income simply by renting out their land for nonagricultural purposes.
- Combination of cash resettlement and provision of social security funds (Zhuzhou and Jiaying). The population in a village where land will be acquired is divided into three age groups: youth, adults and elders. The younger residents

are paid a cash compensation. The cash compensation for adults is double the youth amount and half of it is earmarked for job training. Those two groups are compensated upfront in a lump sum payment. The local government establishes a social security fund for the elderly so they are paid on a monthly basis rather than in a lump sum fashion. The amount of their pay is equivalent to the minimum standard set by governments for urban laid-off workers.

- Compensation based on location, not previous land use (Nanjing City). This example is closer to compensation based on farmland markets.

The Chinese government is taking other measures, such as attempting to make the land acquisition process more transparent so farmers know where and when their land will be acquired and how much they will be compensated for it. This transparency will also help to reduce corruption and improve land management. There is also an urgent need to establish legal channels for farmers to file appeals and protests against governments in compulsory land acquisition cases. The development of farmland markets may challenge land acquisition and also may have substantial impacts on fiscal policy and government financing.

All of these efforts will change both the way land will be taken from farmers and how the issues and challenges of land acquisition will be addressed. Although it is too early to predict how and to what extent these measures and reforms may affect urban and rural development, China is certain to be one of the most fascinating and dynamic places for continuing research and study of land policy reform and societal transformation. □

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Land Lines: As director of the National Center for Smart Growth Research and Education, what land policy issues are you addressing now?

Gerrit-Jan Knaap: This Center has been in existence for only three years, but this year it is finally getting established and recognized. In the past year we have been able to pull together a core group of national and international researchers who are now working in three key areas: land use and environment; transportation and public health; and international urban development. The Center is also recruiting a faculty researcher to concentrate on housing and community development.

LL: What are the Center's most difficult challenges?

GK: Ironically, the Center's name is a problem. While the phrase "smart growth" is helpful shorthand for describing an approach to land use planning and management, some people identify the term with liberal causes or with former Maryland Governor Parris Glendening or the Clinton-Gore administration. As a result, the phrase has been politicized in a way that causes confusion and polarized reactions. The Center does not support or oppose smart growth; it is just an adjective modifying what we do: research and education.

We have found, however, that it is more difficult to obtain funding for objective research on growth management and planning issues than it is to obtain funding for activities that advocate either for or against smart growth. The Lincoln Institute's



willingness to fund independent, objective, high-quality research in this field fills an important niche.

LL: What are some of the Center's most significant projects?

GK: We are doing a lot of work to develop quantitative measures of urban form. We are not alone in this enterprise, but we think we're still a step ahead of other research centers in applying such measures to policy issues. Reid Ewing, a nationally recognized expert on growth management, community development and traffic management, recently joined the staff. He and others, for example, have developed a sprawl index that they use to explore the relationship between sprawl and obesity, which is part of our public health focus.

Yan Song, a former post-doctoral fellow in the Center and now an assistant professor at the University of North Carolina, developed quantitative measures of urban form and used them to explore whether Portland, Oregon, was winning the battle

against urban sprawl. She also used them to determine whether characteristics like street network connectivity, residential density, land use mix and pedestrian accessibility to commercial uses were capitalized into property values. Most recently, she has used the measures to classify neighborhoods into clusters with similar design characteristics as a means of classifying the types of neighborhood that are currently being built.

Another major focus of our work is land policy and growth management in the People's Republic of China. As a result of recent economic growth and reforms, China's 1.3 billion people are urbanizing at an astonishing rate, creating an unprecedented growth management challenge. The Chinese are struggling to find a way to accommodate urban growth and, at the same time, preserve their ability to feed their people. Though we certainly do not have all the answers, Chinese scholars and public officials are interested in learning from our experiences in confronting and balancing these challenges. Chengri Ding, another member of the Center's faculty, is leading this work with support from the Lincoln Institute. He and Yan Song are editing a book on the evolution of land and housing markets in China that will be published by the Institute later this year.

Our third major focus area is land market monitoring, which grew out of my work in Oregon. Land market monitoring is based on the idea that urban growth management is partly an inventory problem: too much land can lead to urban sprawl, but too little land may create land

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and housing price inflation. Maintaining balance requires accurate and timely information about land supplies, development capacity, land and housing prices, natural resource constraints and urban development demands. We have conducted several workshops around the country on land market monitoring, and now we are working with the U.S. Department of Housing and Urban Development (HUD) and the Lincoln Institute to establish a national demonstration project.

LL: How did you develop this concept of land market monitoring?

GK: It started with my dissertation work on the price effects of the urban growth boundary (UGB) in Portland, Oregon. Later, at the University of Illinois, Lew Hopkins and I worked on a project we called, "Does Planning Matter?" We sought to develop planning support systems that not only helped to improve land use decision making, but also helped identify the effects of land use plans and regulations on urban development patterns (Ding, Hopkins and Knaap 1997). Building on this work, I organized a conference at the Lincoln Institute in Cambridge in 2000 and invited a group of leading scholars to present papers on this issue. These papers were published by the Institute in the book *Land Market Monitoring for Smart Urban Growth*, which was recently translated into Chinese.

LL: How are these ideas being used by planners in the U.S.?

GK: Well, to a large extent, they are not. Typical planning practice in the U.S. still involves the formulation of a comprehensive plan—usually for a 10- to 20-year period—then implementing the plan, and then, after 5 to 10 years, formulating a new plan. With a land market monitoring system it is possible to shorten this cycle considerably. In the extreme, it is conceptually possible to monitor development capacity and urban development trends on a continuous basis and make adjustments as needed. Most planners, however, are not

trained to think about growth management issues in this way.

LL: What are the obstacles to using land market monitoring in different places?

GK: The major obstacles are: (1) the lack of quality data; (2) the lack of intergovernmental cooperation; and (3) the lack of political will to place this issue high on the agenda. The primary problem is not money. To do land market monitoring correctly requires a certain level of resource commitment, but since virtually every local government is developing GIS data and has the necessary technical capacity, it is not difficult to develop an operational monitoring system.

There are some positive examples, however. Monitoring of some kind has been required in Oregon for many years; for this reason, Metro, the regional government for the Portland metropolitan area, has developed an extensive monitoring system (Knaap, Bolen and Seltzer 2003). In its *Growing Smart Guidebook*, the American Planning Association recommends that any local government that adopts an urban growth boundary also should develop a land monitoring system. Most recently, Maryland Governor Robert L. Ehrlich Jr. signed an executive order that will initiate a pilot program in five cities and five counties, and I will serve on the task force that oversees that demonstration project.

LL: What are your plans for the future?

GK: We have two demonstration projects under way. In the first, we are working with the Maryland Department of Planning to develop a series of indicators to assess the progress of the state's Smart Growth program. These indicators will measure development capacity as well as housing starts and prices, acres of land protected from development, vehicle miles traveled, transit ridership and other trends that will help state officials and the public judge the effectiveness of smart growth policies.

Second, we have just completed phase one of a national demonstration project

that was jointly funded by HUD, the Federal Highway Administration and the Lincoln Institute. We identified a generic protocol for conducting a development capacity analysis, applied this protocol to 15 counties in Maryland, and held workshops on monitoring in several metropolitan areas around the country. With Zorica Nedovic-Budic, we also conducted an assessment of the capacity of regional governments to use GIS for land use and transportation planning. We hope to begin the second phase of that project early in 2004 in five selected sites around the country. Phase two will focus first on residential development capacity, then on employment development capacity, then on how to tie together land use forecasting with transportation planning.

We're also exploring the possibility of a land market monitoring demonstration project in China, in conjunction with the Lincoln Institute's new China program.

LL: So where does smart growth go next?

GK: What will happen to the expression "smart growth" is difficult to say. Governor Ehrlich has started calling his version of Maryland's land use program "Priority Places," but all of the newspapers still refer to his effort as smart growth. So, it remains to be seen whether the phrase becomes part of the national lexicon or fades like the Macarena. There is no doubt, however, that the issues associated with the term "smart growth" will not go away, in Maryland, around the country, or even overseas. We think this Center is now well-positioned to become an important and objective source of information and education on these issues well into the future. ■

REFERENCES

- Ding, Chengri, Lewis Hopkins and Gerrit Knaap. 1997. Does Planning Matter? Visual Examination of Urban Development Events. *Land Lines* 9(1): 4-5.
- Knaap, Gerrit, Richard Bolen and Ethan Seltzer. 2003. Metro's Regional Land Information System: The Virtual Key to Portland's Growth Management Success. Lincoln Institute Working Paper. Available at <http://www.lincolnjnst.edu/pubs/>.

David C. Lincoln Fellowships for 2003–2004

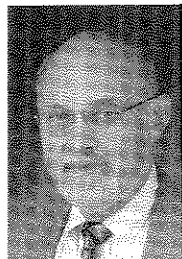
The David C. Lincoln Fellowships in Land Value Taxation were established in 1999 to develop academic and professional interest in land value taxation through support for major research projects. The fellowship program honors David C. Lincoln, chairman of the Lincoln Foundation and founding chairman of the Lincoln Institute, and his long-standing interest in land value taxation. The fellowship program encourages scholars and practitioners to undertake new work in this field, either in the basic theory of land value taxation or its applications. The projects will add to the body of knowledge and understanding of land value taxation as a component of contemporary fiscal systems in countries throughout the world.

The fellowships announced here are the fourth group to be awarded under this program; several recipients are continuing projects from last year. The deadline for the next annual application process is September 15, 2004. For more information, contact fellowships@lincolninist.edu or visit the Institute's website at www.lincolninist.edu/education/fellowships.asp.

Valuing Land for Tax Purposes in Traditional Tribal Areas of South Africa Where There is No Land Market

Michael E. Bell

President, MEB Associates, Inc.,
Executive Director, Coalition for Effective Local Democracy
McHenry, Maryland;
Research Professor
Institute for Public Policy
The George Washington University
Washington, DC



John H. Bowman
Professor of Economics
Virginia Commonwealth University
Richmond, Virginia
Changes after apartheid have placed all land in South Africa within municipal borders.

Since property taxation is the major own source revenue for municipalities, it is being extended into previously untaxed areas, including black urban townships and rural tribal areas. Communal land ownership in tribal areas means there is no property market for land, and therefore no land value for tax purposes. This project explores means, involving all major stakeholders in the tribal area, to arrive at land values needed for property tax purposes while bringing minimal disruption of land ownership traditions.

Local Government Officials' Views on Land Taxation

David Brunori

Contributing Editor, *State Tax Notes*
Arlington, Virginia;
Research Professor of Public Policy
The George Washington University
Washington, DC



This work is a continuation of previous survey research designed to ascertain American public officials' awareness of land tax issues. The current project will entail a survey of local government officials with primary responsibility for implementing and administering public finance policy. The goal is to find out how much local government officials know about land taxation.

Henry George: Lasting Contributions to Contemporary Economics

Phillip J. Bryson

Douglas and Effie Driggs Professor of Economics
Marriott School
Brigham Young University
Provo, Utah



This study will review the writings of Henry George from the perspective of the history of economic analysis. The primary focus will be on land value taxation and the single tax proposal, but other contributions will also be

investigated. Important writings on George's work by historians of economic thought will be reviewed. George's theory will be evaluated in the context of his times, especially as compared to Alfred Marshall's works and those of classical economists preceding Marshall. Contributions that made George famous will be highlighted, and reasons for his remaining somewhat an outsider to his field will be considered.

Evaluating the Feasibility and Burden Shifting Impacts of a Statewide Land Value Tax on Commercial and Industrial Property

Mark Haveman

Director of Operations
Minnesota Center for Public Finance Research
St. Paul, Minnesota



The 2003 session of the Minnesota legislature held a hearing on transitioning Minnesota's statewide commercial/industrial property tax into a land value tax over a 10-year period. Due to lack of legislator familiarity with a split-rate tax and uncertainties regarding its administrative

feasibility and burden shifting effects, the bill was tabled. This study will evaluate and analyze the administrative issues and burden shifting effects of this proposal and provide legislators and other stakeholders with information and analysis needed to debate this proposal in the 2005 session.

Taxation on Land and Buildings in Urban China: Prospects for Future Reforms

Yu-Hung Hong

Fellow

*Lincoln Institute of Land Policy;
Lecturer*

*Department of Urban Studies and Planning
Massachusetts Institute of Technology
Cambridge, Massachusetts*



This research aims to analyze potential impacts of four possible property tax reforms in urban China, including: (1) converting the urban land use tax/fee from an area-based tax into an ad valorem tax; (2)

substituting the urban real estate tax with the building tax to avoid any differential treatments in taxing properties owned by foreigners and overseas Chinese; (3) standardizing the calculation methods for the building tax; and (4) broadening the building tax base to include luxurious residential properties. To simulate fiscal impacts of these proposals, we are collaborating with local government officials and a research team from MIT to study how the renewed property taxes may help to finance the development of a new city center in Foshan, Guangdong Province.



An Examination into the Effects of Land Value Taxation in the UK: An Update of the Whitstable Case Studies

Greg McGill

Senior Tutor

*The College of Estate Management
Reading, England*

Frances Plimmer

Senior Research Officer

*The College of Estate Management
Reading, England*

This research replicates the only example of assessment of land values for taxation purposes in the UK, and is implemented using modern technologies. Issues of data availability are resolved, in part, using a pilot study approach. The research develops from the project's first-year findings into a critique of the original methodology, a comparative study of tax liabilities based on a range of scenarios reflecting among other things the shift of burden from occupier to owner, and the ability of the current planning system to provide a robust foundation to highest and best use.

Dissertation Fellowship Applications Due by March 1, 2004

The Lincoln Institute announces its annual funding cycle to select applications for dissertation projects that focus on land use planning, land markets and land-related taxation policies in the United States and other regions throughout the world. This fellowship program demonstrates the Lincoln Institute's commitment to provide financial support to doctoral students who will contribute to land and tax policy research and will develop new ideas to guide policy makers. The program provides an important link between the Institute's educational mission and its research objectives by supporting scholars early in their careers.

The Institute will award approximately 10 dissertation fellowships of \$10,000 each for the 2005 fiscal year (starting July 1, 2004). As part of the program, all recipients are invited to present their work to other fellows and Institute faculty in a seminar at Lincoln House in Cambridge, Massachusetts, in June 2005.

To download a copy of the Dissertation Fellowship application guidelines and forms, and to learn about the work of current fellows, visit the Institute's website at www.lincolninst.edu/education/fellowships.asp or request information by email at fellowships@lincolninst.edu. An electronic version of the complete application must be received at the Lincoln Institute by March 1, 2004.

The Institute also supports special fellowship programs for both masters and doctoral students enrolled at universities in Latin America and in the People's Republic of China. For more information and guidelines on these separate programs, contact fellowships@lincolninst.edu.

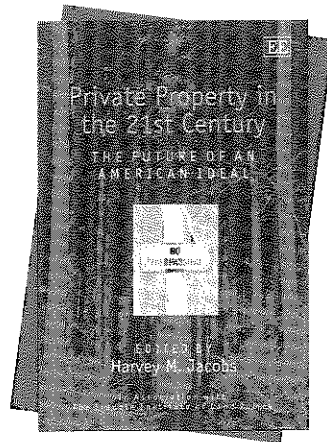
Private Property in the 21st Century: The Future of an American Ideal

Private property is central to American character, culture and democracy. America's framers understood it as key to the liberties the new country was designed to foster. But private property has not stood still. Over the last 200+ years, private property has changed as American society has changed. What one owns in 2003 is not what one would have owned in 1776, 1865 or 1903. How will private property continue to change in the 21st century? This question, and the challenges it offers for democracy and community, is the focus of this book.

Private property's form is crucial to contemporary debates in land use and environmental policy and management. For some, restrictions on private property are so severe as to threaten the very freedoms property is designed to protect. For others, the realities of life in the 21st century require property's reshaping.

This volume, edited by Harvey M. Jacobs, presents an interdisciplinary, politically divergent group of contributors who speculate on private property's future. They are not of one voice. They see different forces pressing in on property, and even disagree as to whether property's centrality will increase or decrease over the course of the century.

The ownership and control of privately owned lands is critical for many fields. Scholars, students and professionals of



urban and regional planning, geography, law, natural resources, environment, real estate and landscape architecture will all find this volume of great interest.

Contents

Introduction: Private Property in the 21st Century: Is All That Is Solid Melting into Air?, Harvey M. Jacobs

Part I. Philosophical, Legal and Economic Perspectives on Property Rights

- Property Rights: Locke, Kant, Peirce and the Logic of Volitional Pragmatism, Daniel W. Bromley
- Charting the Constitutional Course of Private Property: Learning from the 20th Century, Jerold S. Kayden
- Why Are Judges so Wary of Regulatory Takings?, William A. Fischel

- Propriety Through Commodity? Why Have Legal Environmentalists Embraced Market-based Solutions?, Gregory S. Alexander

Part II. New Realizations of Property in the 21st Century

- Local Government as Private Property: Toward the Post-modern Municipality, Robert H. Nelson
- Property Without Community: The (Frequent) Consequence of Tax Exemptions for Nonprofit Institutions, Donald A. Krueckeberg
- Property Rights in the 21st Century: Righting Past Wrongs, Ann Louise Strong

Part III. Private Property in the 21st Century

- The Future of an American Ideal, Harvey M. Jacobs

HARVEY M. JACOBS is professor in the Department of Urban and Regional Planning and the Gaylord Nelson Institute for Environmental Studies, University of Wisconsin-Madison. He organized a seminar sponsored by the Lincoln Institute at which these papers were presented and discussed, and he edited them for this publication. Jacobs also teaches courses on property rights as part of the Institute's professional development course program. Contact: hmjacobs@wisc.edu

Private Property in the 21st Century: The Future of an American Ideal
Edited by Harvey M. Jacobs

Published by Edward Elgar Publishing in association with the Lincoln Institute of Land Policy.
2004. 208 pages. \$85.00 (cloth)
ISBN 1-84376-327-3

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Publications Catalog

The Lincoln Institute has published a comprehensive catalog listing nearly 70 books and policy focus reports that address a wide range of topics in land and tax policy. Most of the publications, as well as a number of multimedia resources, are published by and available from the Lincoln Institute. We also list a few books that have been copublished with other publishers, as well as a selection of books in Spanish and Portuguese that explore land use and taxation issues in Latin America.

To request a copy of this free catalog, contact help@lincolninst.edu. The complete catalog is posted on the Lincoln Institute website as a pdf file, and information about each individual book or multimedia resource is also posted (www.lincolninst.edu).

PROGRAM CALENDAR

Courses and Conferences

The courses listed here are offered on an open admission basis and are presented at Lincoln House in Cambridge, Massachusetts, unless otherwise noted. For more information about the agenda, faculty, accommodations, tuition fee and registration procedures, visit the Lincoln Institute website at www.lincolnst.edu/education/courses.asp or email rbhoff@lincolnst.edu.

THURSDAY, FEBRUARY 12–FRIDAY, FEBRUARY 13

Mediating Land Use Disputes I

Lawrence Susskind, Consensus Building Institute, Cambridge, Massachusetts

This two-day introductory course for planners, policy makers, public officials, developers and community advocates presents practical experience and insights into negotiating and mediating solutions to conflicts over land use and community development. Through lectures, interactive exercises, gaming and simulations, participants discuss and work with cases involving land development and community growth, designing and adopting land use plans and evaluating development proposals. Questions of when and how to apply mediation to resolve land use disputes are also explored.

THURSDAY, FEBRUARY 19

Conservation Easements Policy Seminar

Joan Youngman, Lincoln Institute of Land Policy; and Charles Fausold, Cornell Cooperative Extension of Schuyler County, New York

This seminar assumes some familiarity with the basic concepts of conservation easements. It presents alternative views on policy questions raised by current practice. Instructors with expertise in local government finance, environmental protection, property law and federal taxation consider such issues as the appropriate role for state oversight in the easement process, the distribution of the benefits and costs of easement protection, the effect of estate tax reform, and the desirability of perpetual restrictions on development.

MONDAY, MARCH 22–TUESDAY, MARCH 23

GIS for Land Development Analysis by Community-based Organizations

Ann-Margaret Esnard, Department of City and Regional Planning, Cornell University; and Michelle Thompson, Ithaca, New York

GIS technology (including web-GIS) is increasingly used by community-based organizations (CBOs) for land development projects and policies geared at improving a community's overall quality of life. As a result, several issues have emerged for these groups, ranging from accessing resources and data to software and staffing. CBOs must keep up with the rapidly changing technology while maintaining their overall mission. This course provides CBOs with general strategies for successful GIS implementation; information about national data resources for local uses; case studies on the types of projects and analyses that can be accomplished using GIS, and what should be avoided; and perspectives on methods for evaluating administrative, political and financial impacts of GIS.

SUNDAY, MARCH 28–TUESDAY, MARCH 30

Detroit, Michigan

The Reuse of Brownfields and Other Underutilized Properties

Lavea Brachman, Delta Institute, Columbus, Ohio

This course is designed for those involved in urban redevelopment for nonprofit, community-based organizations. Its two related objectives are (1) to provide the tools community redevelopment leaders need to promote redevelopment; and (2) to engage experts, representative stakeholders and nonprofit leaders in a discussion about the essential pieces of successful brownfield and vacant property redevelopment.

MONDAY, MARCH 29–TUESDAY, MARCH 30

Regional Collaboration: Learning to Think and Act Like a Region

Armando Carbonell, Lincoln Institute of Land Policy; and Matthew J. McKinney, Public Policy Research Institute, The University of Montana, Helena

A growing number of land-related issues—ranging from sprawl and threats to environmental values to social and fiscal inequities to economic development and globalization

—transcend political and jurisdictional boundaries. These issues are most effectively addressed at a regional level, defined by a unique place or a specific problem. People in the public, private and nonprofit sectors have recently created regional initiatives for a variety of purposes. While some efforts augment existing government institutions, others are more ad hoc in nature, involving people with diverse interests and viewpoints in collaborative forums. Whether formal or informal, regional initiatives provide public opportunities to formulate and execute plans involving social, economic and environmental issues that encompass multiple jurisdictions, sectors and disciplines. This two-day course provides a conceptual framework and practical skills to initiate, design, coordinate and sustain regional initiatives.

MARCH—DATE TBA

George Mason University, Fairfax, Virginia

Visualization and Visioning

Michael Kwartler, Environmental Simulation Center, New York City; and Gianni Longo, ACP-Visioning & Planning, New York City

Visioning has become an accepted technique to build broad-based agreement on goals and strategies for the future of a neighborhood, city or region. When used in conjunction with visualization techniques, visioning is a powerful tool that allows stakeholders and citizens to make informed decisions on the physical quality of future development. This course defines principles for effective visioning, reviews three case studies, and includes a hands-on workshop segment to allow participants to experience visioning and visualization in a realistic situation.

WEDNESDAY, APRIL 7–FRIDAY, APRIL 9

Advanced Course on Mediating Land Use Disputes

Lawrence Susskind, Consensus Building Institute, Cambridge, Massachusetts

This interactive three-day course is designed for those who have attended "Mediating Land Use Disputes I" or trained mediators with public policy dispute resolution experience. Participants explore different approaches

PROGRAM CALENDAR

to consensual land use decision making and deepen their understanding of assisted negotiation techniques to settle land use disputes. This course offers experienced mediators an opportunity to learn about the special problems associated with land use disputes, including infrastructure and facility siting disputes, disagreements over how to manage new development, environmental justice battles, zoning and permitting rights, and discord over the preparation of long-range resource management and land use plans.

MONDAY, APRIL 19–FRIDAY, APRIL 23

Land and Building Taxation in Latin America

Martim Smolka, Lincoln Institute of Land Policy; and Claudia De Cesare, Municipality of Porto Alegre, Brazil

This course is designed for leading practitioners who advise and make decisions on the policies and administration of property taxes in Latin America. Participants can share lessons and experiences, improve their access to useful information, and exchange views on complex and controversial tax issues. The course examines not only theoretical but also practical aspects of the property tax. The curriculum includes: determination of property values; property tax in the context of urban finance; principles of taxation; components and definition of the property tax base (assessment levels, valuation methods, complex properties); assessment performance; property tax rates and exemptions; information systems (cadastre, maps and GIS); collection and appeal; analysis of current systems; and responsibilities of policy makers and administrators.

TUESDAY, APRIL 27

The Theory and Practice of Land Valuation: A Case Study Approach

Joan Youngman, Lincoln Institute of Land Policy; Michelle Thompson, Ithaca, New York; and Charles Fausold, Cornell Cooperative Extension of Schuyler County, New York

Using a specific parcel as a case study, this course offers a detailed examination of the valuation of undeveloped land. Actual documents concerning this parcel, including

appraisal reports, site plans, deed restrictions and comparable sales data, will be provided to assist participants in analyzing market value before and after development.

FRIDAY, APRIL 30–SATURDAY, MAY 1

Neighborhoods in the University's Shadow

David Perry, Great Cities Institute, and Wim Wiewel, College of Business Administration, University of Illinois at Chicago

This is a new course for the neighborhood groups that are located near or alongside universities. These groups face impressive challenges and opportunities because of the particular role universities play in their neighborhood and their city. In addition, universities often have unique powers. The course offers such groups the opportunity to learn how to best use their resources, relative to their university neighbors, to improve both their neighborhood and their city.

TUESDAY, MAY 4

The New Model for Tax Administration: Computer-Assisted Mass Appraisal, Geographic Information Systems and Spatial Analysis

Joan Youngman, Lincoln Institute of Land Policy; Michelle Thompson, Ithaca, New York; and Charles Fausold, Cornell Cooperative Extension of Schuyler County, New York

Large-scale valuation of land throughout a taxing jurisdiction requires techniques different from the intensive single-parcel approach considered in the course on "The Theory and Practice of Land Valuation." This advanced course reviews innovative methods for integrating computerized appraisal and spatial analysis techniques and considers their place in modern assessment practice.

WEDNESDAY, MAY 5

Comprehensive Planning

John R. Mullin, Department of Landscape Architecture and Regional Planning, Center for Economic Development, University of Massachusetts, Amherst

This in-depth review of fundamental planning principles and the planning process explores both the theoretical and practical aspects of comprehensive planning. It is

designed to equip participants with state-of-the-art tools and techniques for realizing specific planning objectives, and for framing, implementing, assessing and managing comprehensive plans. Topics include strategic and long-range planning, the land use plan, the capital improvements plan, the plan and the map, the plan and zoning, and growth management.

THURSDAY, MAY 13

Visualizing Density

Julie Campoli, Terra Firma Urban Design, Burlington, Vermont; and Alex MacLean, Landslides Aerial Photography, Cambridge, Massachusetts

As smart growth initiatives gain momentum across the country, one of the persistent obstacles to compact development is the public's aversion to density. Misplaced concerns over density often prevent the construction of urban infill projects or the revision of zoning regulations that would allow for compact growth. Part of this aversion is based on an inability to imagine high-quality, high-density living environments. This workshop offers planners, designers and community development officials specific tools for understanding residential density, as well as graphic techniques for illustrating it. Using aerial photography and computer graphics, it focuses on the link between urban design and density and explores how various design approaches accommodate different levels of density.

FRIDAY, JUNE 4

Selected Topics in Computer-Assisted Mass Appraisal and Spatial Analysis

Joan Youngman, Lincoln Institute of Land Policy; Michelle Thompson, Ithaca, New York; and Charles Fausold, Cornell Cooperative Extension of Schuyler County, New York

This course examines land valuation models used for taxation and new trends in assessment modeling. A faculty including both practitioners and academic experts examines selected econometric models and computer-assisted mass appraisal (CAMA) systems, and discusses the policy implications of modern assessment technology. A critique of case studies will identify strengths and weaknesses in model structure, efficiency and accuracy.

Audio Conference Training Program for Planning Officials

This series is cosponsored with the American Planning Association (APA). Most programs are one hour and begin at 4 p.m., E.T. For registration information, call the APA at 312-431-9100 or visit their website: www.planning.org.

TUESDAY, FEBRUARY 18

Zoning Clinic

Panelists examine the zoning board of appeals and how it can function better. They discuss the purposes of the board and how it should approach decision making, as well as the use of a zoning hearing examiner as an alternative to a board. Gain insight into how to conduct administrative hearings, make findings of fact and ensure your decisions can survive legal challenges.

MONDAY, MAY 26

Suburban Place Making

Many suburbs have been criticized as non-places. Some older suburbs have turned to town centers and redeveloped corridors as essential catalysts to place making through urban design, and to marketing strategies that help attract and retain residents and businesses. The program reveals exciting possibilities for suburban turnaround.

MONDAY, JUNE 23 (4:00-5:30 P.M., E.T.)

Land Use, Planning and Environmental Law for Planners and Planning Officials

Learn from seasoned land use attorneys about new laws that will affect local planning and what kind of land use and environmental litigation is occurring in federal and state courts. This program offers an important overview of recent developments in planning and environmental law. It is a joint offering with APA's Program for Practitioners.

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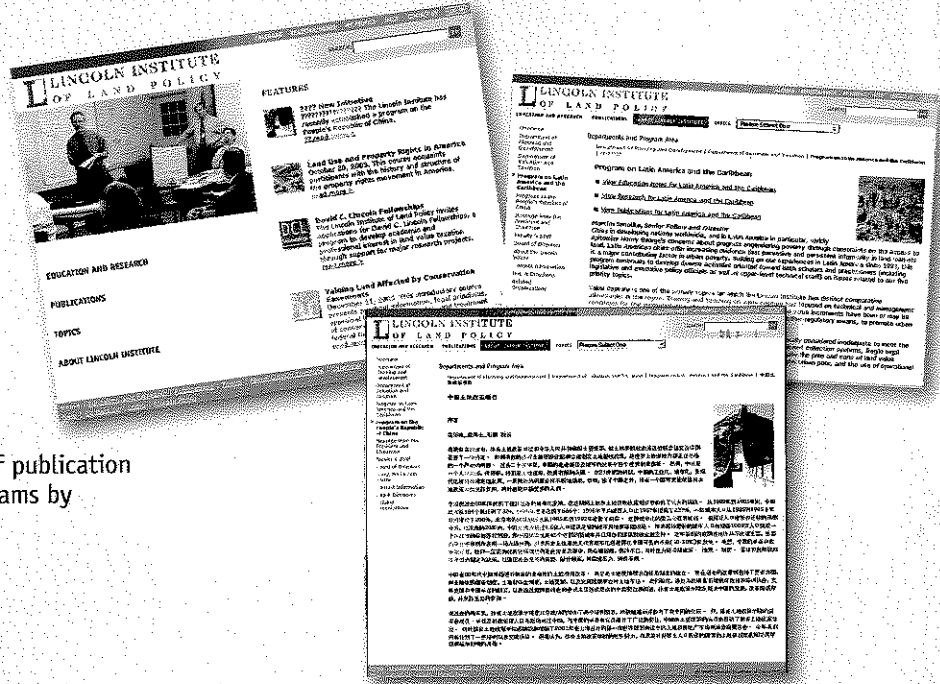
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The Lincoln Institute's website provides a simplified interface and new features that make it easy for users to quickly obtain information on land and tax policy.



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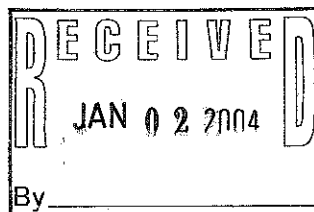
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The Lincoln Institute has developed special sections of the website for the Program on Latin America and the Caribbean and for the Program on the People's Republic of China. Selected articles from *Land Lines*, working papers and curriculum materials are available as free downloadable documents in Spanish, Portuguese or Chinese.

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