

# Publications

AND OTHER EDUCATIONAL PRODUCTS



LINCOLN INSTITUTE  
OF LAND POLICY

2017

## About the Lincoln Institute

### THE LINCOLN INSTITUTE OF LAND POLICY

is an independent, nonpartisan organization whose mission is to help solve global economic, social, and environmental challenges to improve the quality of life through creative approaches to the use, taxation, and stewardship of land. As a private operating foundation whose origins date to 1946, the Lincoln Institute seeks to inform public dialogue and decisions about land policy through research, training, and effective communication. By bringing together scholars, practitioners, public officials, policy makers, journalists, and involved citizens, the Lincoln Institute integrates theory and practice and provides a forum for multidisciplinary perspectives on public policy concerning land, both in the United States and internationally.

The Lincoln Institute publishes the work of its faculty, fellows, and other collaborators in several formats. This catalog includes books, Policy Focus Reports, and multimedia resources. Ebook editions of selected titles are available through a growing number of retailers and on our website. For additional information about ebooks—as well as access to our large collection of working papers, policy briefs, and our quarterly magazine, *Land Lines*—visit our website at [www.lincolninst.edu/publications](http://www.lincolninst.edu/publications).

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## Lincoln Institute Publications

### FOR LIBRARIES

Many of our publications are also available through EBSCOHost and ProQuest Ebook Central, subscription-based services for academic and public libraries.

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**Cover Photograph:** Singapore is one of the first ten cities worldwide to participate in the Biophilic Cities Project. Among its most innovative urban spaces is the Supertree Grove near the Marina Bay area. Photograph from *Nature and Cities* (see page 2) and courtesy of Gardens by the Bay, Singapore.



**LINCOLN INSTITUTE  
OF LAND POLICY**

NEW

**After Great Disasters**

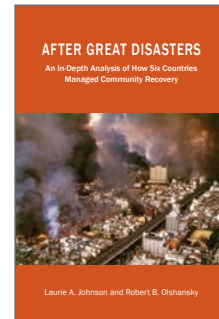
**An In-Depth Analysis of How Six Countries Managed Community Recovery**

Laurie A. Johnson and Robert B. Olshansky

Great natural disasters are rare, but their aftermath can change the fortunes of a city or region forever. This book identifies lessons from different parts of the world to help communities and government leaders better organize for recovery after future disasters. The authors consider the processes and outcomes of community recovery and reconstruction following major disasters in six countries: China, New Zealand, India, Indonesia, Japan, and the United States. Post-disaster reconstruction offers opportunities to improve construction and design standards, renew infrastructure, create new land use arrangements, reinvent economies, and improve governance. If done well, reconstruction can help break the cycle of disaster-related impacts and losses, and improve the resilience of a city or region.

June 2017 / 376 pages / Paper \$30.00 / PDF free online / ISBN: 978-1-55844-331-0

[Also available as an ebook on our website](#)



NEW

**After Great Disasters**

**How Six Countries Managed Community Recovery**

Laurie A. Johnson and Robert B. Olshansky

Like its companion book (see this page), this report identifies and distills lessons from six countries that have faced significant disaster recovery challenges and employed different management approaches: China, New Zealand, Japan, India, Indonesia, and the United States. The authors offer case studies and recommendations for communities and governments that reflect a set of core principles: primacy of information, stakeholder involvement, and transparency.

Policy Focus Report / 2016 / 76 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-338-9



NEW

**Buy-In for Buyouts**

**The Case for Managed Retreat from Flood Zones**

Robert Freudenberg, Ellis Calvin, Laura Tolkoﬀ, and Dare Brawley

This report presents an in-depth study of buyouts in the New York metropolitan region following Hurricanes Irene and Sandy as a tool for adaptation against flooding. It provides an overview of flooding risk, a detailed summation of buyout programs in and outside of the region, quantitative analyses that organize the region into place types, and five case studies of the fiscal impact of buyouts on selected communities. The research draws from original analysis; interviews with buyout program staff, planners, conservation experts, and other stakeholders; and a roundtable workshop hosted by the Lincoln Institute of Land Policy and Regional Plan Association in December 2014. The report offers a set of policy recommendations to improve the effectiveness of and participation in buyout programs, as well as analysis, insight, and guidance for similar communities across the United States.

Policy Focus Report / 2016 / 76 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-353-2





### An ASLA Best Book of 2016

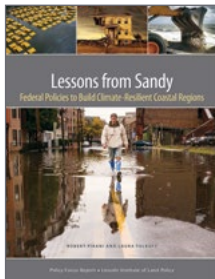
#### **Nature and Cities**

##### **The Ecological Imperative in Urban Design and Planning**

Frederick R. Steiner, George F. Thompson, and Armando Carbonell

Named one of the American Society of Landscape Architects' Best Books of 2016, *Nature and Cities* asserts that ecologically based urban designs and plans are essential as the world urbanizes and the effects of climate change grow more severe. In this collection of essays, leading international landscape architects, architects, city planners, and urban designers explore the economic, environmental, and public health benefits of integrating nature more fully into cities and of linking ecological information to actions across many scales, communities, and regions. The book builds upon the premise of *Ecological Design and Planning*, also edited by George F. Thompson and Frederick R. Steiner (Wiley, 1997).

2016 / 492 pages / Paper / \$60.00 / ISBN: 978-1-55844-347-1



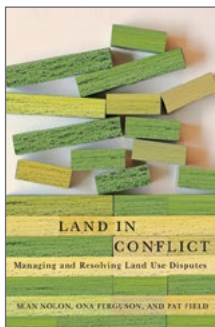
#### **Lessons from Sandy**

##### **Federal Policies to Build Climate-Resilient Coastal Regions**

Robert Pirani and Laura Tolkoﬀ

Hurricane Sandy brought the New York–New Jersey–Connecticut metropolitan area to a standstill, flooding key arteries, disabling power plants, damaging more than 600,000 homes, and killing 60 people. The scope of the devastation was a wakeup call that elevated the discussion about disasters and climate change at all levels of government. This report, copublished with Regional Plan Association, identifies a set of policies, regulations, and administrative practices that federal agencies can adopt to help coastal metropolitan regions become more climate-resilient—able to recover quickly from shocks and stressors while at the same time reducing future risk in the face of global warming and rising sea levels.

Policy Focus Report / 2014 / 48 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-300-6



#### **Land in Conflict**

##### **Managing and Resolving Land Use Disputes**

Sean Nolon, Ona Ferguson, and Pat Field

Local decisions related to zoning, planning, and development often have repercussions at the state and national level, with far-reaching impacts on the environment, economic development, community relations, and quality of life. In recent years, as U.S. politics have grown more polarized, local land use disputes can be especially complicated and even combative. Published in collaboration with the Consensus Building Institute, this book calls for a “mutual gains approach” and details techniques that allow stakeholders with conflicting interests to collaborate, voice concerns constructively, and reach successful agreements that benefit all parties.

2013 / 264 pages / Paper / \$30.00 / ISBN: 978-1-555844-246-7

Also available as an ebook on [Amazon](#)

**Made for Walking**

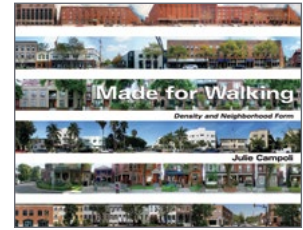
**Density and Neighborhood Form**

Julie Campoli

Through hundreds of photographs and maps, landscape architect and urban designer Julie Campoli showcases 12 vibrant neighborhoods in the United States and Canada where residents can live comfortably without a car. These bustling hubs of shelter, commerce, and infrastructure offer various modes of transportation, diverse types of housing, and other elements that enhance quality of life while lowering vehicle miles traveled.

2012 / 176 pages / Paper / \$50.00 / ISBN: 978-1-55844-244-3

[Also available as an ebook on iTunes](#)



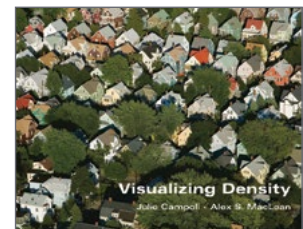
**Also by Julie Campoli**

**Visualizing Density**

Julie Campoli and Alex S. MacLean

As the world population grows and climate change behooves us to reduce greenhouse gas emissions, the need for dense settlements has never been greater. Julie Campoli and aerial photographer Alex S. MacLean's bestselling and richly illustrated book helps planners, designers, public officials, and citizens better understand the benefits of residential density in the 21st century.

2007 / 160 pages / Paper / \$39.95 / ISBN: 978-1-55844-171-2



**Opening Access to Scenario Planning Tools**

Jim Holway, C. J. Gabbe, Frank Hebbert, Jason Lally, Robert Mathews, and Ray Quay

Communities, cities, and regions across the country face a wide range of challenges in making their places more sustainable. This report documents the current state of the art in scenario planning practice and trends in the creation of scenario tools, as well as new opportunities to address future community needs. It also makes specific recommendations to advance the use of scenarios and scenario tools, including an online open platform to enable collaboration, capacity building, and open source activities among scenario tool developers, urban planners, and other users.

Policy Focus Report / 2012 / 56 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-231-3



**Resilient Coastal City Regions**

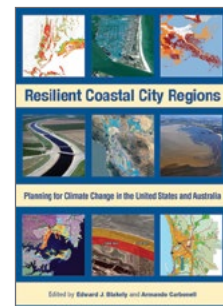
**Planning for Climate Change in the United States and Australia**

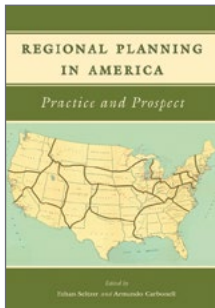
Edited by Edward J. Blakely and Armando Carbonell

This book reports on national, state, and local responses to climate-related risks relative to sea level rise and storm surge, drought and water shortage, floods, wildfires, and heat waves in nine coastal city regions: New York City, the Southeastern states, New Orleans, Los Angeles, and San Francisco in the United States; and Melbourne, Sydney, South East Queensland, and Perth in Australia.

2012 / 288 pages / Paper / \$35.00 / ISBN: 978-1-55844-214-6

[Also available as an ebook on Amazon](#)





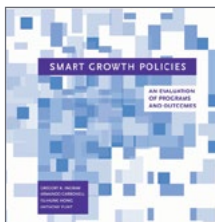
### Regional Planning in America Practice and Prospect

Edited by Ethan Seltzer and Armando Carbonell

This bestselling book for practitioners introduces the roots, underpinnings, and applications of regional planning in America. The places where we work, live, shop, recreate, and socialize constitute a territory that seldom corresponds to a single town or city. Planners in the 21st century need to understand local issues in a regional and global context, define planning regions based on functional problems, and collaborate across regions as never before. This book offers guidance and inspiration to make that happen.

2011 / 296 pages / Paper / \$35.00 / ISBN: 978-1-55844-215-3

[Also available as an ebook on Amazon](#)

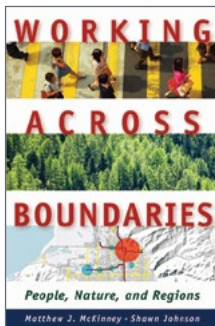


### Smart Growth Policies An Evaluation of Programs and Outcomes

Edited by Gregory K. Ingram, Armando Carbonell, Yu-Hung Hong, and Anthony Flint

Over recent decades, as concerns mounted about the economic, social, and environmental impacts of sprawl, many communities began to put policies in place to shape settlement patterns. By the 1990s, these efforts—intended to encourage more compact development, greater transit use, and enhanced environmental protection—came to be known as “smart growth” programs. This volume compares outcomes in four states with statewide smart growth programs (Florida, Maryland, New Jersey, and Oregon) and four states without such programs (Colorado, Indiana, Texas, and Virginia).

2009 / 320 pages / Paper / \$35.00 / ISBN: 978-1-55844-190-3



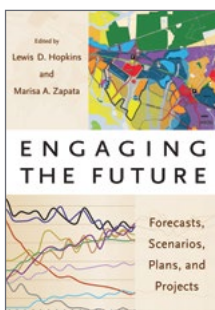
### Working Across Boundaries People, Nature, and Regions

Matthew J. McKinney and Shawn Johnson

The authors present an array of tested strategies that can be employed across a broad range of issues related to land use, natural resources, and the environment, at scales ranging from the metropolitan to the megaregional, including watersheds and ecosystems. This book provides a robust set of four stages, ten guiding principles, five key questions for regional governance, and seven habits of effective implementation that can be referred to before, during, and after undertaking regional collaboration. It draws heavily on the field of consensus building and the theory of mutual gains negotiation.

2009 / 176 pages / Paper / \$25.00 / ISBN: 978-1-55844-191-0

[Also available as an ebook on Amazon](#)



### Engaging the Future Forecasts, Scenarios, Plans, and Projects

Edited by Lewis D. Hopkins and Marisa A. Zapata

To shape any number of possible futures, we must imagine and understand them in advance. Forecasts, scenarios, plans, and projects are four ways to represent, manipulate, and assess ideas about the future. This richly illustrated volume offers tools and examples to help communities face uncertain futures with continuous and deliberative planning activities.

2007 / 392 pages / Paper / \$35.00 / ISBN: 978-1-55844-170-5

**Also Available****Evaluating Smart Growth:  
State and Local Policy Outcomes**

Gregory K. Ingram and Yu-Hung Hong  
Policy Focus Report / 2009 / 44 pages / Paper \$15.00  
PDF free online / ISBN: 978-1-55844-193-4

**Land Market Monitoring for Smart Urban Growth**

Edited by Gerrit J. Knaap  
2001 / 392 pages / Paper / \$20.00 / ISBN: 978-1-55844-145-3

**Planning for Climate Change in the West**

Rebecca Carter and Susan Culp  
Policy Focus Report / 2010 / 56 pages / Paper \$15.00  
PDF free online / ISBN: 978-1-55844-203-0

**Planning Policy and Politics:  
Smart Growth and the States**

John M. DeGrove  
2005 / 360 pages / Paper / \$30.00 / ISBN: 978-1-55844-142-2

**Planning Support Systems for Cities and Regions**

Edited by Richard K. Brail  
2008 / 312 pages / Paper / \$35.00 / ISBN: 978-1-55844-182-8

**Urban Planning Tools for Climate Change Mitigation**

Patrick M. Condon, Duncan Cavens, and Nicole Miller  
Policy Focus Report / 2009 / 40 pages / Paper \$15.00 /  
PDF free online / ISBN: 978-1-55844-194-1

**Urban-Suburban Interdependencies**

Edited by Rosalind Greenstein and Wim Wiewel  
2000 / 216 pages / Paper / \$18.00 / ISBN: 978-1-55844-139-2

**Using Assisted Negotiation to Settle Land Use  
Disputes: A Guidebook for Public Officials**

Lawrence Susskind, Ole Amundsen, and  
Masahiro Matsuura  
1999 / 28 pages / Paper / \$12.00 / ISBN: 978-1-55844-134-7

**Visioning and Visualization:  
People, Pixels, and Plans**

Michael Kwartler and Gianni Longo  
2008 / 104 pages / Paper / \$35.00 / ISBN: 978-1-55844-180-4

**The Zoning Game Revisited**

Richard F. Babcock and Charles L. Siemon  
1985 / 328 pages / Paper / \$14.50 / ISBN: 978-1-55844-116-3

**Making Sense of Place Film Series**

This film series examines complex questions related to urban planning and regional identity by exploring the ways people participate in and experience cities. The films chart urban change, the erosion of inner suburbs, and the growth of outer suburbs in Phoenix, Cleveland, and Portland. Residents, business leaders, community activists, elected officials, and experts in land use and urban planning discuss each city's struggles with sprawl, population loss, economic development, and troubled schools. Produced by Northern Light Productions, in cooperation with the Lincoln Institute.

**Portland: Quest for the Livable City**

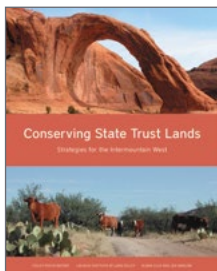
The experience of Portland, Oregon, shows the difficulties of sustainable planning in the 21st century as cities attempt to reduce greenhouse gas emissions and confront issues of economic development, gentrification, local food and farming, property rights, preservation, and civic participation.  
2009 / DVD / 58 minutes / English with Spanish subtitles  
\$20.00 / ISBN: 978-1-55844-198-9

**Cleveland: Confronting Decline in an American City**

Cleveland, Ohio, is a sprawling metropolitan area struggling to reverse the cumulative effects of urban decline. Incorporating historic footage of a vibrant economic past and recent documentation, this film examines the socioeconomic difficulties a new generation must confront in dealing with an uncertain future.  
2006 / DVD / 58 minutes / English with Spanish subtitles  
\$20.00 / ISBN: 978-1-55844-197-2

**Phoenix: The Urban Desert**

This film examines residents' concerns about social equity, diversity, economic opportunity, and environmental quality. It also exposes some of the tensions among growth, economic development, and quality of life in downtown areas, local neighborhoods, and surrounding regions.  
2003 / DVD / 58 minutes / English with Spanish subtitles  
\$20.00 / ISBN: 978-1-55844-196-5

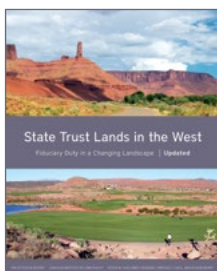


### Conserving State Trust Lands Strategies for the Intermountain West

Susan Culp and Joe Marlow

From the mid-1700s to the late 1950s, state trust lands were granted to states upon their entrance into the Union for the sole purpose of generating income for public institutions, primarily K–12 education. To this end, states managed, leased, or sold acreage for a range of uses, from mining to grazing and agriculture. This report examines mechanisms and strategies that satisfy the goals of the trust while fostering conservation of these lands, which add significant ecological and recreational value to the West. The authors present and critique tools and concepts such as conservation sales and leases through easements or outright fee-simple purchases, contributory value and nonmonetary value, ecosystems services markets, and land tenure and exchange.

Policy Focus Report / 2015 / 68 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-303-7

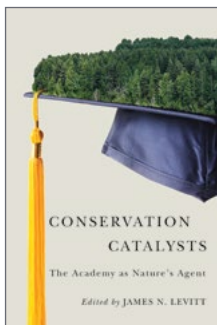


### State Trust Lands in the West, Updated Fiduciary Duty in a Changing Landscape

Peter W. Culp, Andy Laurenzi, and Cynthia C. Tuell

Concentrated in nine western U.S. states, the nation's 42 million acres of state trust lands are an important public resource. Trust land managers uphold the fiduciary purpose of these lands for the designated beneficiaries—primarily K-12 public schools—and ensure the long-term sustainability of the trust. This report, updated for 2015, offers a history of state trust lands and presents examples of management strategies and tools for asset management, residential and commercial development, conservation use, and collaborative planning.

Policy Focus Report / 2015 / 56 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-323-5



### Conservation Catalysts The Academy as Nature's Agent

Edited by James N. Levitt, with a foreword by Stephen Woodley

Twenty-first-century conservationists are contending with biodiversity loss on an unprecedented scale, compounded by the interrelated threat of climate change. These global challenges call for first-rate talent, highly sophisticated technology, and advanced financial and organizational tools that can be used across jurisdictional boundaries and professional disciplines. Academic institutions—from colleges and universities to research institutes and field stations—are surprisingly powerful and effective catalysts for integrating all these elements into strategically significant and enduring large landscape conservation initiatives. This edited volume gathers more than a dozen first-hand accounts of the long-term impacts academics are making on the ground, from the University of Nairobi to Harvard. With measurable results, their efforts are protecting wildlife habitat, improving water quality, building sustainable economies, and bettering public amenities around the world now and for centuries to come.

2014 / 368 pages / Paper \$30.00 / PDF free online / ISBN: 978-1-55844-301-3

[Also available as an ebook on our website](#)



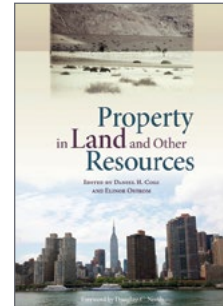
### Property in Land and Other Resources

Edited by Daniel H. Cole and Elinor Ostrom

This book, based on a 2010 Lincoln Institute conference, focuses on how property systems are applied to and affect the use of scarce natural resources. Chapters explore the design and implementation of property rights systems. Topics include the nature of existing systems, new thinking about the California gold rush, the role of psychological entitlement in property allocation, the evolution of zoning, attributes of property regimes governing water resources, the nature of property rights in tradable pollution permits, and mechanisms for ameliorating property conflicts due to endangered species on privately owned lands.

2012 / 500 pages / Paper / \$35.00 / ISBN: 978-1-55844-221-4

Also available as an ebook on Amzaon



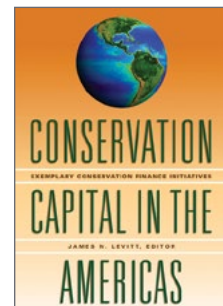
### Conservation Capital in the Americas Exemplary Conservation Finance Initiatives

Edited by James N. Levitt

This book asks: How do we find the financial, human, social, and natural capital to steward the earth's resources for this and future generations? The analyses include a case from North America and Latin America for the seven topics: the challenges, tax-related initiatives, limited development, financing sustainable development, conservation investment banking, carbon-related ecosystem services, and noncarbon ecosystem services.

Published by the Lincoln Institute of Land Policy in collaboration with Island Press, the Ash Center for Democratic Governance and Innovation at the Harvard Kennedy School, and the David Rockefeller Center for Latin American Studies at Harvard University

2010 / 256 pages / Paper / \$30.00 / ISBN: 978-1-55844-207-8

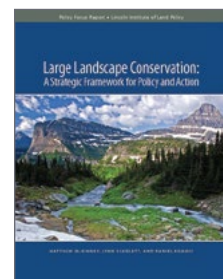


### Large Landscape Conservation A Strategic Framework for Policy and Action

Matthew McKinney, Lynn Scarlett, and Daniel Kemmis

Some of the most important land and water issues facing North America must be addressed at the scale of large landscapes, because the problems transcend the legal and geographic reach of existing jurisdictions and institutions. These include land use patterns, water management, biodiversity protection, and climate adaptation. This report offers recommendations to achieve successful large landscape conservation programs.

Policy Focus Report / 2010 / 52 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-210-8



### Also Available

#### **Dealing with Change in the Connecticut River Valley: A Design Manual for Conservation and Development**

Robert Yaro, Randall G. Arendt, Harry L. Dodson, and Elizabeth A. Brabec

Copublished with Environmental Law Foundation  
1988 / 182 pages / Wirebound \$30.00 / PDF free online  
ISBN: 978-1-55844-083-8

#### **From Walden to Wall Street: Frontiers of Conservation Finance**

Edited by James N. Levitt

Published by Island Press in cooperation with the Lincoln Institute of Land Policy  
2005 / 300 pages / Paper / \$27.50 / ISBN: 978-1-59726-030-5

#### **Practical Ecology for Planners, Developers, and Citizens**

Dan L. Perlman and Jeffrey C. Milder

Published by Island Press in cooperation with the Lincoln Institute of Land Policy  
2004 / 312 pages / Paper / \$35.00 / ISBN: 978-1-55963-716-9

#### **Reinventing Conservation Easements: A Critical Examination and Ideas for Reform**

Jeff Pidot

Policy Focus Report / 2005 / 40 pages / Paper \$15.00  
PDF free online / ISBN: 978-1-55844-160-6

#### **Retention of Land for Agriculture: Policy, Practice, and Potential in New England**

Frank Schnidman, Michael Smiley, and Eric G. Woodbury

1990 / 358 pages / Paper / \$10.00 / ISBN: 978-1-55844-109-5

#### **Twentieth-Century New England Land Conservation: A Heritage of Civic Engagement**

Edited by Charles H. W. Foster

Published by Harvard University Press  
2009 / 384 pages / Hardcover / \$24.95  
ISBN: 978-0-67403-289-7

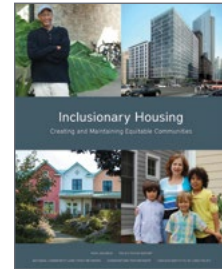
## Inclusionary Housing

### Creating and Maintaining Equitable Communities

Rick Jacobus

After decades of disinvestment, American cities are rebounding, but new development is driving up housing costs and displacing lower-income residents. Roughly 500 communities in the United States have developed inclusionary housing policies, which require developers of new market-rate real estate to provide affordable housing. Inclusionary housing is one of the most promising strategies available to ensure that the benefits of development are shared widely, but policies must be designed with care to suit local conditions and ensure that requirements do not overburden development. This report details how local governments have realized the full benefit of inclusionary housing.

Policy Focus Report / 2015 / 64 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-330-3



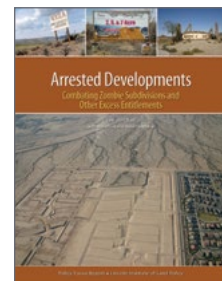
## Arrested Developments

### Combating Zombie Subdivisions and Other Excess Entitlements

Jim Holway with Don Elliott and Anna Trentadue

In the Intermountain West region of the United States, the real estate boom and bust of the 2000s left many residential development projects incomplete. From vacant, platted lots to partially built subdivisions that require road maintenance and other infrastructure without contributing to the local tax base as planned, these excess development entitlements are compromising the quality of life, distorting development patterns and real estate markets, and diminishing fiscal health in their communities. This report provides information and tools to help cities and counties struggling with arrested developments. Drawing on case studies, lessons shared by experts during workshops, survey results, and data analysis, this report identifies the challenges towns and cities face and recommends treatment and prevention measures—including a model process to help communities start to address problems in their jurisdictions.

Policy Focus Report / 2014 / 60 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-286-3



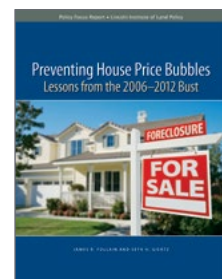
## Preventing House Price Bubbles

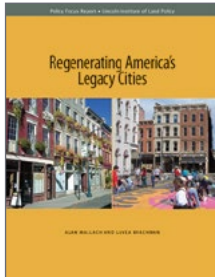
### Lessons from the 2006–2012 Bust

James R. Follain and Seth H. Giertz

The recent housing boom and bust generated widespread fallout, but the extent of the damage varied widely, suggesting that local market conditions played an important role in determining how the crisis played out. As a result, nationally aggregated data were unreliable as a guide to housing performance and the design of policies to mitigate the crisis. The authors of this report suggest that countercyclical capital buffers—which would raise capital requirements for financial institutions during the initial stages of the price bubble and reduce them during the period of decline—are a promising policy direction because they could be designed to put the brakes on only in those markets where bubbles appear to be developing.

Policy Focus Report / 2013 / 40 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-285-6



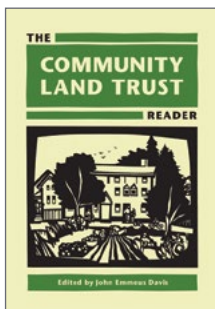


### Regenerating America's Legacy Cities

Alan Mallach and Lavea Brachman

From the 1960s through the 1980s, the nation's older industrial cities fell into near-universal decline resulting from waves of deindustrialization and population loss. While some have continued on a downward spiral in subsequent decades, others have shown strong signs of revival since the 1990s, when a renewed interest in urban living and growth started drawing significant numbers back to live, work, and trade in metropolitan centers. This report identifies 18 U.S. cities in various stages of recovery and suggests that new physical and economic forms and innovative governance models are necessary to overcome the powerful obstacles in the way of urban progress.

Policy Focus Report / 2013 / 40 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-555844-279-5



### The Community Land Trust Reader

Edited by John Emmeus Davis

The community land trust (CLT) is an innovative form of tenure that combines common ownership of land with individual ownership of buildings on that land. This model first appeared in the United States 40 years ago. There are now more than 200 CLTs in 44 states and the District of Columbia, and the model is being scaled worldwide. This volume brings together for the first time the seminal texts that inspired and defined the CLT. Many of the 47 essays and excerpts examine contemporary applications of the CLT to promote home ownership, spur community development, protect public investment, and capture land gains for the common good.

2010 / 614 pages / Cloth / \$35.00 / ISBN: 978-1-55844-205-4

Also available as an ebook on Amzaon



### Inclusionary Housing in International Perspective Affordable Housing, Social Inclusion, and Land Value Recapture

Edited by Nico Calavita and Alan Mallach

Inclusionary housing is a term that refers to a program, regulation, or law that requires or provides incentives to private developers to incorporate affordable or social housing as a part of market-driven developments. This volume examines inclusionary housing programs in depth in seven countries—United States, Canada, England, Ireland, France, Spain, and Italy—and reports on experiences in several others, including South Africa, Australia, New Zealand, Malaysia, Israel, India, and Colombia.

2010 / 416 pages / Paper / \$30.00 / ISBN: 978-1-55844-209-2

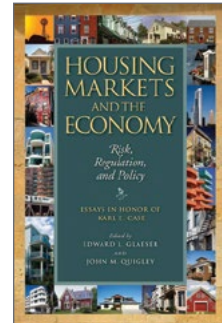
## Housing Markets and the Economy

### Risk, Regulation, and Policy

Edited by Edward L. Glaeser and John M. Quigley

This book is based on a 2007 conference to honor the work of Karl “Chip” Case, who is renowned for his contributions to the economics of housing and public policy. Chapters analyze risk in the housing market, regulation of housing markets by government, and other issues in U.S. housing policy, including derivative markets, the role that home equity insurance can play in reducing risk, the role that the regulation of government-sponsored enterprises has played in extending credit to home purchasers in low-income neighborhoods, and the growth in the market for subprime mortgages.

2009 / 432 pages / Paper / \$35.00 / ISBN: 978-1-55844-184-2



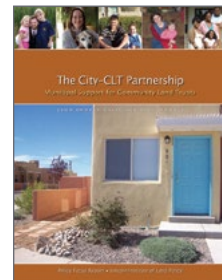
## The City—CLT Partnership

### Municipal Support for Community Land Trusts

John Emmeus Davis and Rick Jacobus

A growing number of cities and counties have chosen to support existing CLTs and to start new ones. Two key policy needs drive this new interest, particularly in jurisdictions that put a social priority on home ownership for lower-income families and a fiscal priority on protecting the public’s investment in affordable housing: long-term preservation of subsidies and long-term stewardship of housing. Based on a review of three dozen municipal programs and interviews with officials and CLT practitioners, this report describes how cities are investing in CLT startups, projects, and operations.

Policy Focus Report / 2008 / 40 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-181-1



## Also Available

### The Impact of Large Landowners on Land Markets

Edited by Raphael W. Bostic

2009 / 240 pages / Paper / \$30.00 / ISBN: 978-1-55844-189-7

### Mega-Projects: The Changing Politics of Urban Public Investment

Alan Altshuler and David Luberoff

Copublished with Brookings Institution Press

2003 / 368 pages / Cloth / \$22.95 / ISBN: 978-0-8157-0128-6

### Recycling the City: The Use and Reuse of Urban Land

Edited by Rosalind Greenstein and Yesim Sungu-Eryilmaz

2004 / 272 pages / Paper / \$20.00 / ISBN: 978-1-55844-159-0

### Town—Gown Collaboration in Land Use and Development

Yesim Sungu-Eryilmaz

Policy Focus Report / 2009 / 40 pages / Paper \$15.00

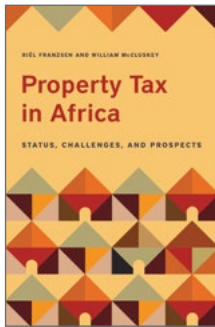
PDF free online / ISBN: 978-1-55844-195-8

### The University as Urban Developer: Case Studies and Analysis

Edited by David C. Perry and Wim Wiewel

Published by M.E. Sharpe, Inc., in cooperation with the Lincoln Institute of Land Policy

2005 / 352 pages / Paper / \$34.95 / ISBN: 978-0-7656-1641-8



**NEW**

### **Property Tax in Africa** **Status, Challenges, and Prospects**

Edited by Riël Franzsen and William McCluskey

This book—the first comprehensive study of the property tax in Africa—provides an overview of the property tax systems of 29 African countries, mapping out the most salient features of each. It also includes four regional reviews covering Anglophone, Francophone, Lusophone, and North African countries, and an in-depth discussion of key policy and administrative issues, including the tax base, exemptions and other relief, the tax rate, valuation and assessment, billing, collection, and enforcement.

May 2017 / 625 pages / Paper \$40.00 / PDF free online / ISBN: 978-1-55844-363-1

[Also available as an ebook on our website](#)

#### **Also of Interest**

### **Implementing a Local Property Tax Where There Is No Real Estate Market: The Case of Commonly Owned Land in Rural South Africa**

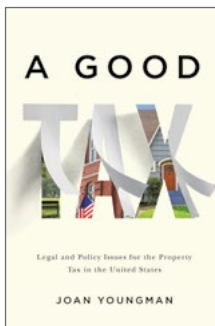
Michael E. Bell and John H. Bowman

2006 / 20 pages / Paper / \$10.00 / ISBN: 978-1-55844-169-9

### **Property Taxes in South Africa: Challenges in the Post-Apartheid Era**

Edited by Michael E. Bell and John H. Bowman

2002 / 272 pages / Paper / \$20.00 / ISBN: 978-1-55844-150-7



### **A Good Tax**

#### **Legal and Policy Issues for the Property Tax in the United States**

Joan Youngman

The property tax has great strengths, particularly as an independent source of nearly half of all general revenue for local governments. However, it is undermined by inaccurate valuations, preferences that reduce the tax base and raise tax rates, and exaggerated rhetorical attacks. Tax expert Joan Youngman skillfully considers how to improve the operation of the tax and supply the information missing in public debate. Youngman analyzes the legal, administrative, and political challenges to the property tax in the United States and offers recommendations for its improvement. The book is accessibly written for policy analysts and public officials who are dealing with specific property tax issues and for those concerned with property tax issues in general.

2016 / 278 pages / Paper \$30.00 / PDF free online / ISBN: 978-1-55844-342-6

[Also available as an ebook on our website](#)

#### **Also by Joan Youngman**

### **Legal Issues in Property Valuation and Taxation: Cases and Materials**

Joan Youngman

This is the “go to” book that draws together important legal cases and related materials on the fundamental legal issues concerning valuation, tax policy, and the property tax. This collection provides an overview of the structure and function of real property taxation for lawyers, law students, policy makers, and other practitioners.

2006 / 320 pages / Paper / \$25.00 / ISBN: 978-1-55844-162-0

## Zoning Rules!

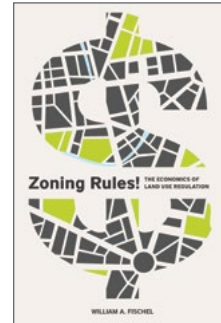
### The Economics of Land Use Regulation

William A. Fischel

In this bestselling book, the author describes how zoning has been over-used by local communities to block new housing development in ways that exacerbate sprawl and social inequity. For a century, zoning has been a useful and popular institution, enabling cities to chart their own course and homeowners to protect their main investment. But as residential real estate prices have soared in recent years, concern about home values has created barriers to growth. Fischel explores the behavioral basis as well as the economic effects of local government land use regulation and offers insights based on more than 40 years of experience in the field.

2015 / 432 pages / Paper / \$30.00 / ISBN: 978-1-55844-288-7

[Also available as an ebook on Amazon](#)



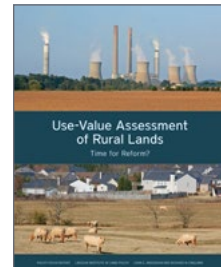
## Use-Value Assessment of Rural Land

### Time for Reform?

John E. Anderson and Richard W. England

Like its companion book (see below), this report describes the history and design features of state use-value assessment (UVA) programs—the preferential assessment of rural land under the property tax. Anderson and England explain the theoretical underpinnings of land valuation and survey empirical studies of UVA implementation and impacts. They also identify the weaknesses of UVA programs and propose policy reforms to make the programs more effective and fair.

Policy Focus Report / 2015 / 48 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-339-6



## Use-Value Assessment of Rural Land in the United States

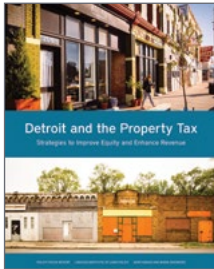
John E. Anderson and Richard W. England

State and local governments in the United States have adopted numerous policies to regulate the conversion of rural land to developed uses. One of the most significant is preferential assessment of rural land under the real property tax, called use-value assessment (UVA). This book analyzes the critical questions raised by this fiscal tool for farmland preservation. It covers the origins, key features, impacts, and flaws of use-value assessment programs. A catalog of 44 states describes the process and characteristics of each UVA program and serves as a roadmap for public officials, scholars, and journalists concerned with issues related to agricultural taxation and land use.

2014 / 176 pages / Paper / \$30.00 / ISBN: 978-1-55844-297-9

[Also available as an ebook on Amazon](#)



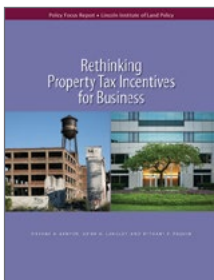


**Detroit and the Property Tax**  
**Strategies to Improve Equity and Enhance Revenue**

Gary Sands and Mark Skidmore

In December 2014, the City of Detroit emerged from bankruptcy with a plan that cut \$7 billion from the city’s \$18 billion debt load. Although the causes of the bankruptcy were complex, a contributing factor was the ongoing decline in the revenue-generating capacity of the property tax. To the extent that most government entities rely heavily on property tax revenues, the story of Detroit’s bankruptcy is relevant to other cities as well. In this report, the authors outline the problems underlying the erosion of Detroit’s property tax base and offer suggestions for reform at the local and state levels.

Policy Focus Report / 2015 / 48 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-341-9

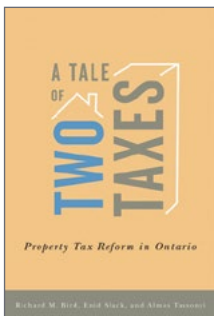


**Rethinking Property Tax Incentives for Business**

Daphne A. Kenyon, Adam H. Langley, and Bethany P. Paquin

In their efforts to increase economic development, state and local governments use many different types of property tax incentives for business. Some of these incentives target particular industries or investments that serve public goals such as job creation or property renovation. Others are geographically targeted, serving as part of larger incentive packages such as enterprise zones. This report reviews the range of property tax incentives for business, summarizes the literature regarding their effectiveness, and makes recommendations for reforming their use.

Policy Focus Report / 2012 / 76 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-233-7



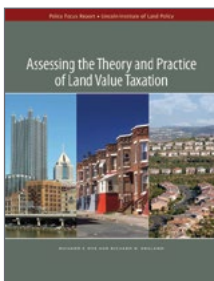
**A Tale of Two Taxes**  
**Property Tax Reform in Ontario**

Richard M. Bird, Enid Slack, and Almos Tassonyi

The Canadian province of Ontario has found it difficult to get the property tax “right.” One reason is that its property tax is not one tax, but two—a tax on residential property and a tax on business. In 1998, Ontario introduced a major reform effort, but although it was lauded by experts at the time, its overall objectives were not achieved. This detailed evaluation shows that, while such reforms are possible, they require very careful design, implementation, and sustained follow-up if they are to succeed, especially in large metropolitan areas.

2012 / 288 pages / Paper / \$30.00 / ISBN: 978-1-55844-225-2

[Also available as an ebook on Amazon](#)



**Assessing the Theory and Practice of Land Value Taxation**

Richard F. Dye and Richard W. England

A variant of the property tax, the land value tax assesses only land value or imposes a higher tax rate on land than on improvements. This report considers the following features as part of a tax reform package: measures to guarantee observance of best practices by local assessing officials and frequent reassessment of taxable properties; phase-in of dual tax rates over several years to reduce the immediate negative impact on some property owners; and a tax credit feature in communities where land-rich but income-poor citizens might suffer from land value taxation.

Policy Focus Report / 2010 / 36 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-204-7

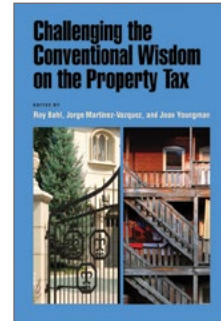


**Challenging the Conventional Wisdom on the Property Tax**

Edited by Roy Bahl, Jorge Martinez-Vazquez, and Joan Youngman

The property tax has many fans among academics, particularly economists, who view it as an appropriate and feasible source of local revenue. However, the property tax remains unpopular among voters and politicians. In the United States, it has been subject to assessment limits, rollbacks, and even elimination, while many other countries struggle with low collection rates. The property tax could, however, be improved in reputation and practice with key policy and administrative reforms. This book reviews the role of the property tax, addresses the reasons behind its poor performance in practice, and critiques the conventional wisdom in academic literature on the subject. The authors suggest ways to achieve greater voter confidence and more robust property tax systems in both developed and developing countries.

2010 / 384 pages / Paper / \$30.00 / ISBN: 978-1-55844-200-9



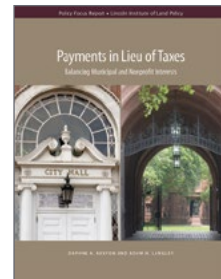
**Payments in Lieu of Taxes**

**Balancing Municipal and Nonprofit Interests**

Daphne A. Kenyon and Adam H. Langley

In recent years, local government revenue pressures have led to heightened interest in payments in lieu of taxes (PILOTs), which are payments made voluntarily by tax-exempt nonprofits as a substitute for property taxes. This report presents case studies of several municipalities that have pursued PILOTs in the past decade, as well as a broader picture of PILOT use in the United States. It also recommends how to design PILOT programs that are fair to nonprofits while raising meaningful revenue for municipalities.

Policy Focus Report / 2010 / 56 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-216-0

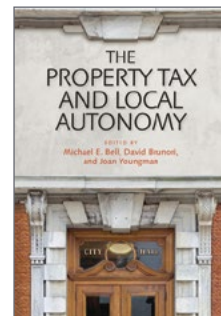


**The Property Tax and Local Autonomy**

Edited by Michael E. Bell, David Brunori, and Joan Youngman

The property tax has been the primary source of revenue for local governments in the United States for centuries. Conventional wisdom holds that the property tax is essential to local autonomy because there are no viable alternatives to raising revenue for local services. Yet the property tax has been under siege for decades. This book examines the consequences of a declining property tax base with respect to local government autonomy. Some of the nation's leading scholars provide their views on how the property tax affects intergovernmental relations, education finance, and more.

2010 / 312 pages / Paper / \$30.00 / ISBN: 978-1-55844-206-1



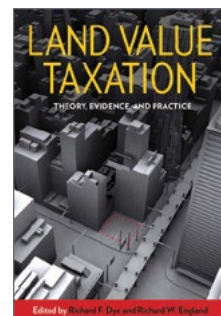
**Land Value Taxation**

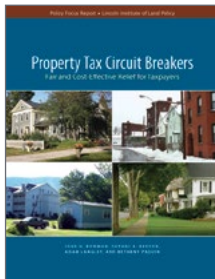
**Theory, Evidence, and Practice**

Richard F. Dye and Richard W. England

In his 1879 classic book, *Progress and Poverty*, Henry George proposed a tax on land values to reduce social inequality, discourage real estate speculation, and promote economic development. As an alternative to the property tax, a land value tax would increase the tax rate on land and decrease the tax rate on buildings. Since George's day, various forms of land taxation have been adopted (and sometimes repealed) in jurisdictions throughout the world. This book surveys the current state of knowledge on this topic.

2009 / 248 pages / Paper / \$30.00 / ISBN: 978-1-55844-185-9



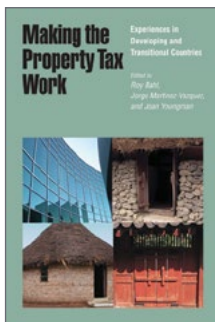


**Property Tax Circuit Breakers**  
**Fair and Cost-Effective Relief for Taxpayers**

John H. Bowman, Daphne A. Kenyon, Adam Langley, and Bethany Paquin

Property tax circuit breakers can increase tax equity by reducing the most onerous property tax burdens as measured in relation to income. These tools are important for households both at the lower end of the income distribution and in states with high property taxes. Circuit breakers promote tax equity at minimal cost to state and local budgets, while preserving the basic nature and strengths of the property tax as a source of local revenue. Recommendations for the best design of property tax circuit breakers are included.

Policy Focus Report / 2009 / 48 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-192-7

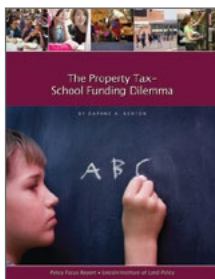


**Making the Property Tax Work**  
**Experiences in Developing and Transitional Countries**

Edited by Roy Bahl, Jorge Martinez-Vazquez, and Joan Youngman

Students of public finance and fiscal decentralization in developing and transitional countries have long argued for more intensive use of the property tax. It would seem the ideal choice for financing local government services. Based on a Lincoln Institute conference held in October 2006, the chapters in this book draw on recent experience with property tax policy and administration to analyze and discuss the numerous advantages of the property tax as a local government revenue source, as well as its many perceived disadvantages.

2008 / 484 pages / Paper / \$30.00 / ISBN: 978-1-55844-173-6



**The Property Tax-School Funding Dilemma**

Daphne A. Kenyon

States experiencing taxpayer revolts are tempted to reduce reliance on the property tax to fund schools. But a more targeted approach can provide property tax relief and improve state funding for public education. This report includes a comprehensive review of recent research on both property tax and school funding, and summarizes case studies of seven states—California, Massachusetts, Michigan, New Hampshire, New Jersey, Ohio, and Texas. The majority of these states rely heavily on property tax revenues to fund schools. While there is no one-size-fits-all solution, the report recommends addressing property taxes and school funding separately.

Policy Focus Report / 2007 / 64 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-168-2

Also Available

**Erosion of the Property Tax Base:  
Trends, Causes, and Consequences**

Edited by Nancy Y. Augustine, Michael E. Bell,  
David Brunori, and Joan M. Youngman  
2009 / 368 pages / Paper / \$30.00 / ISBN: 978-1-55844-186-6

**Land Use and Taxation:  
Applying the Insights of Henry George**

Edited by H. James Brown  
1997 / 120 pages / PDF free online / ISBN: 978-1-55844-124-8

**Land Value Taxation:  
Can It and Will It Work Today?**

Edited by Dick Netzer  
1998 / 304 pages / Paper / \$25.00 / ISBN: 978-1-55844-133-0

**Land Value Taxation in Britain:  
Experience and Opportunities**

Owen Connellan, with Nathaniel Lichfield,  
Frances Plimmer, and Tony Vickers  
2004 / 216 pages / Paper / \$20.00 / ISBN: 978-1-55844-157-6

**Property Tax Assessment Limits:  
Lessons from Thirty Years of Experience**

Mark Haveman and Terri A. Sexton  
Policy Focus Report / 2008 / 40 pages / Paper \$15.00  
PDF free online / ISBN: 978-1-55844-167-5

**The Tiebout Model at Fifty:  
Essays in Public Economics in Honor of  
Wallace Oates**

Edited by William A. Fischel  
2006 / 368 pages / Paper / \$30.00 / ISBN: 978-1-55844-165-4

The Philosophy of  
Henry George

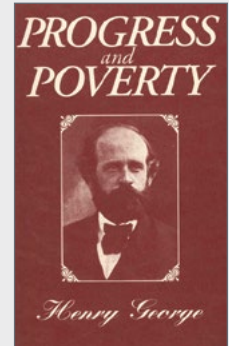
**Progress and Poverty**

Henry George

Subtitled “An Inquiry into the Cause of Industrial Depressions and of Increase of Want with Increase of Wealth . . . The Remedy,” this classic book presents George’s theories based on the concept that

equality of access to land is the principal solution to economic injustice. George proposed removing all taxes on labor, business, and trade, and taxing only the value of land to provide enough revenue for government and to reduce speculation, thus benefiting both the individual and the community.

Published by the Robert Schalkenbach Foundation  
2003 (originally published in 1879) / 616 pages  
Paper / see website to order / ISBN: 978-0-911312-58-4



Related Publications

**Assessing the Theory and Practice of  
Land Value Taxation**

See page 14

**Land Use and Taxation:  
Applying the Insights of Henry George**

See this page and our website for details

**Land Value Taxation:  
Can It and Will It Work Today?**

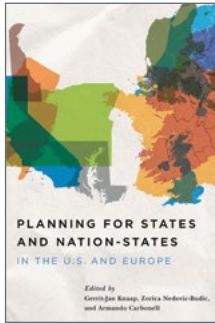
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**Land Value Taxation:  
Theory, Evidence, and Practice**

See page 15

**Land Value Taxation in Britain:  
Experience and Opportunities**

See this page and our website for details



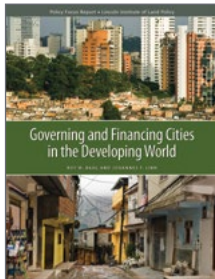
### Planning for States and Nation-States in the U.S. and Europe

Edited by Gerrit-Jan Knaap, Zorica Nedović-Budić, and Armando Carbonell

Climate change, economic development, social justice, and community revitalization top the planning agenda in some European nations and U.S. states. The case studies in this volume follow the changes in international planning frameworks and the roles of national, state, regional, and local governments in Delaware, Maryland, New Jersey, and Oregon in the United States and in Denmark, France, Ireland, The Netherlands, and the United Kingdom in Europe. The book is based on a symposium by the Lincoln Institute of Land Policy; the School of Geography, Planning and Environmental Policy at University College, Dublin; and the National Center for Smart Growth Research and Education at the University of Maryland.

2015 / 552 pages / Paper \$35.00 / PDF free online / ISBN: 978-1-55844-291-7

[Also available as an ebook on our website](#)

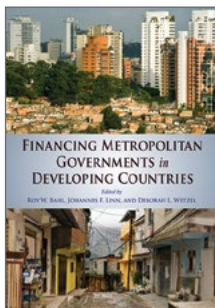


### Governing and Financing Cities in the Developing World

Roy W. Bahl and Johannes F. Linn

Metropolitan cities are engines of growth and modernization in developing countries. The challenge is in governing these rapidly growing urban agglomerations and financing the operating costs required to meet the needs of the people and businesses. This report explores metropolitan governance and management approaches and assesses various financing tools, including taxes and user charges. It also explores external financing, such as transfers from higher-level government, borrowing, private-public partnerships, and international assistance. This report draws on *Financing Metropolitan Governments in Developing Countries* (2013) edited by Roy W. Bahl, Johannes F. Linn, and Deborah L. Wetzel (see below).

Policy Focus Report / 2014 / 56 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-299-3



### Financing Metropolitan Governments in Developing Countries

Edited by Roy Bahl, Johannes F. Linn, and Deborah L. Wetzel

This volume examines the challenges that rapid growth poses for financing infrastructure and social services within the context of fragmented governmental responsibility in developing countries. It assesses how various metropolitan revenue instruments can be designed and implemented, how intergovernmental transfers should be structured, and how public and private resources can be combined to meet the urgent needs of metropolitan infrastructure and slum improvement, with specific case studies of urban financing mechanisms in China, India, and Brazil.

2013 / 448 pages / Paper \$30.00 / PDF free online / ISBN: 978-1-55844-254-2

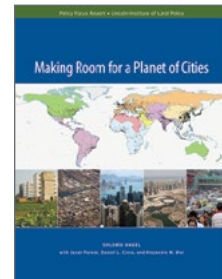
[Also available as an ebook on our website](#)

## Making Room for a Planet of Cities

Shlomo Angel with Jason Parent, Daniel L. Civco, and Alejandro M. Blei

This report—the precursor to *Planet of Cities* and *Atlas of Urban Expansion*—provides a conceptual framework for understanding urban expansion and lays the foundation for discussing the fate of our cities and our planet as we seek to identify appropriate strategies for managing urban expansion at sustainable densities. The report presents an original and comprehensive analysis that culminates in a proposed “making room” paradigm and research-based suggestions for how to prepare for the sustainable growth of cities in the coming decades.

Policy Focus Report / 2011 / 72 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-212-2



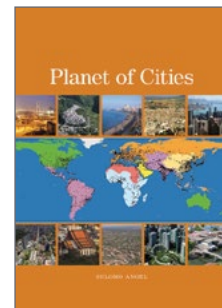
## Planet of Cities

Shlomo Angel

This book and its companion, *Atlas of Urban Expansion*, develop a science of global cities to prepare for the coming expansion of the planet’s urban population, which will nearly double to 6.4 billion by 2050 according to UN estimates. The author questions the main tenets of the Containment Paradigm in a worldwide context, demonstrating how smart growth and urban growth management inadequately address the central questions that face expanding cities outside the United States and Europe, particularly in Asia and Africa. The volume provides the conceptual framework, basic empirical data, and practical agenda necessary for the minimal yet meaningful management of the urban expansion process.

2012 / 343 pages / Paper / \$40.00 / ISBN: 978-1-55844-245-0

[Also available as an ebook on Amazon](#)



## Also Available as a Spanish Ebook

### Planeta de ciudades

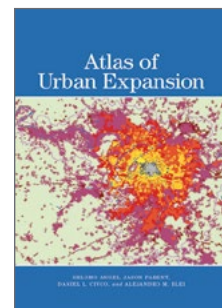
Published by the Lincoln Institute of Land Policy in collaboration with Universidad del Rosario  
2015 / Spanish / ebook available on Amazon / ISBN: 978-1-55844-296-2

## Atlas of Urban Expansion

Shlomo Angel, Jason Parent, Daniel L. Civco, and Alejandro M. Blei

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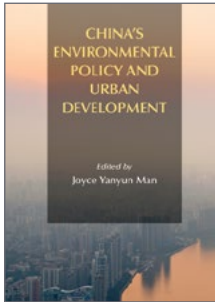
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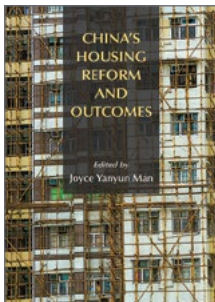
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2013 / 228 pages / Paper / \$30.00 / ISBN: 978-1-55844-248-1

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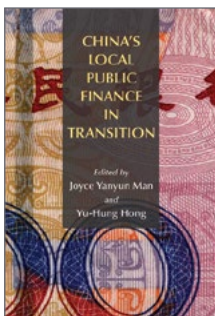
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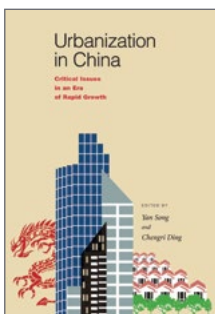
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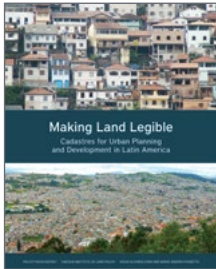


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Edited by Yan Song and Chengri Ding

Urbanization in China is a comprehensive process involving transformations in many areas, including the management of spatial expansion via modern urban planning, the administration of land use changes via land policy reforms, the process of rural-to-urban migration, and the development of public finance systems. All these changes are part of China's transition from a centrally planned economy to a socialist market economy.

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Diego Alfonso Erba and Mario Andrés Piumetto

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Policy Focus Report / 2016 / English / 52 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-352-5

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Edited by Martim O. Smolka and Fernanda Furtado

This book is based on work presented at the Latin American Forum on Noteworthy Instruments of Urban Intervention in May 2013, an event held by the Lincoln Institute in partnership with the Banco del Estado de Ecuador (BdE). Abbreviated versions of 21 case studies of urban land policy tools implemented in Argentina, Brazil, Colombia, Chile, Ecuador, Mexico, and Uruguay are collected in this volume.

2014 / Spanish and Portuguese / 186 pages / PDF / free online / ISBN: 978-9942-07-583-3



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Edited by Antonio Azuela

As a policy instrument, expropriation is often considered a last resort. However, it is used practically worldwide to meet public and social needs. This book explores how expropriation has been used in five metropolitan areas in Latin America, showing the conflicts it generates and the way judges resolve (or fail to resolve) the dilemmas it poses. The cities discussed include Buenos Aires, Argentina; São Paulo, Brazil; Bogotá, Colombia; Quito, Ecuador; and Mexico City, Mexico.

Copublished with Universidad Nacional Autónoma de México

2013 / Spanish / 513 pages / Paper / see website to order / ISBN: 978-607-02-4605-0

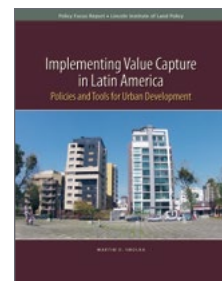


### Implementing Value Capture in Latin America Policies and Tools for Urban Development

Martim O. Smolka

In Latin America, conventional fiscal policies and instruments largely neglect how public investments in urban infrastructure and services benefit private landowners, resulting in land values that are distributed unequally among landowners and other stakeholders. The goal of value capture is to transform these land value increments into public revenue. This report provides a review of value capture's antecedents in Latin America and its longstanding presence in the urban planning agenda. The author also examines a variety of instruments in three categories: property taxation and betterment contributions; exactions and charges for building rights or the transfer of development rights; and large-scale approaches such as development of public land through privatization or acquisition, land readjustment, and public auctions of bonds for purchasing building rights.

Policy Focus Report / English / 2013 / 68 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-284-9

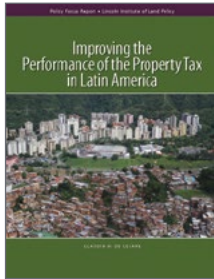


### Implementación de la recuperación de plusvalías en América Latina: Políticas e instrumentos para el desarrollo urbano

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2014 / Portuguese / 72 pages / PDF / free online / ISBN: 978-1-55844-295-5



### Improving the Performance of the Property Tax in Latin America

Claudia M. De Cesare

Property taxation is of central importance in Latin America, where the tax remains the best way to support local public expenditures. However, there is great diversity in its administration among Latin American countries, and most have a poor performance in efficient tax collection. This report focuses on three areas of reform: fiscal policy, tax policies, and assessment practices and collection procedures. It provides financial, legal, and administrative data on jurisdictions along with indicators on tax performance as a revenue source, efficiency in tax collections, assessment practices, and use of cadastres.

Policy Focus Report / 2012 / English / 40 pages / Paper \$15.00 / PDF free online / ISBN: 978-1-55844-240-5

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Urban Land Policy: International Perspectives for Latin America

Edited by Martim O. Smolka and Laura Mullahy

The 53 *Land Lines* articles in this volume include research studies conducted outside Latin America but chosen—through direct consultation with associates in the region—for their potential to provide lessons based on similar experiences and to inspire local improvements and innovations in land policy analysis, design, implementation, and evaluation. Together with our previous volume of *Land Lines* articles in translation, *Perspectivas urbanas* (page 25), they present a broad spectrum of original insights on critical themes in urban land policy and explore the opportunities and limits to the international transfer of ideas.

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### Jacinto Bené Ficio e o Imposto sobre a Propriedade Territorial Urbana

Jacinto Bené Ficio and the Property Tax

This illustrated booklet, developed by Brazil's Ministry of Cities and the Lincoln Institute, provides a user-friendly representation of a Brazilian municipality's experience implementing and collecting the property tax (*Imposto sobre Propriedade Predial e Territorial Urbana* or IPTU). The text tells the story of two neighboring municipalities: one in which property has been poorly managed, and another that benefits from an updated cadastre and an efficient fiscal policy.

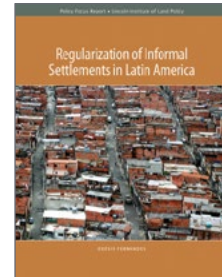
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Edésio Fernandes

In large Latin American cities, informal settlements may be the result of low income, unrealistic urban planning, lack of serviced land or social housing, or a dysfunctional legal system. Whether established on public or private land, they develop irregularly and often do not have critical public services such as sanitation, resulting in health and environmental hazards. This report identifies issues and offers recommendations for improving regularization policy.

Policy Focus Report / 2011 / English / 52 pages / PDF / free online / ISBN: 978-1-55844-202-3



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## Zeca Dastro e as Diretrizes para o Cadastro Territorial Multifinalitário

Zeca Dastro and the Guidelines for a Multipurpose Territorial Cadastre

This illustrated booklet provides a simplified interpretation of Brazil's 2009 Guidelines for the Multipurpose Territorial Cadastre (Diretrizes para o Cadastro Territorial Multifinalitário). The booklet was developed by Brazil's Ministry of Cities and the Lincoln Institute of Land Policy, with support from the Caixa Econômica Federal, to help orient residents of more than 5,000 local municipalities in cadastral management. This booklet is also available in Spanish, English, and French translations. See our website for more information.

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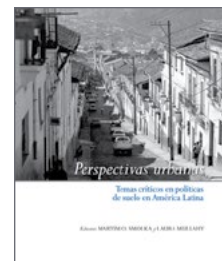
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Edited by Martim O. Smolka and Laura Mullahy

Land use and tax policies have been the focus of many challenges and experiments in Latin America for centuries. The Lincoln Institute has a special interest in this region, and has supported research, facilitated educational programs, and shared information on diverse land policy issues since the early 1990s. This book assembles more than 60 *Land Lines* articles from 1994 to 2005 in Spanish. A CD-Rom features the contents of the book and 21 additional *Land Lines* articles from 2005 to 2009.

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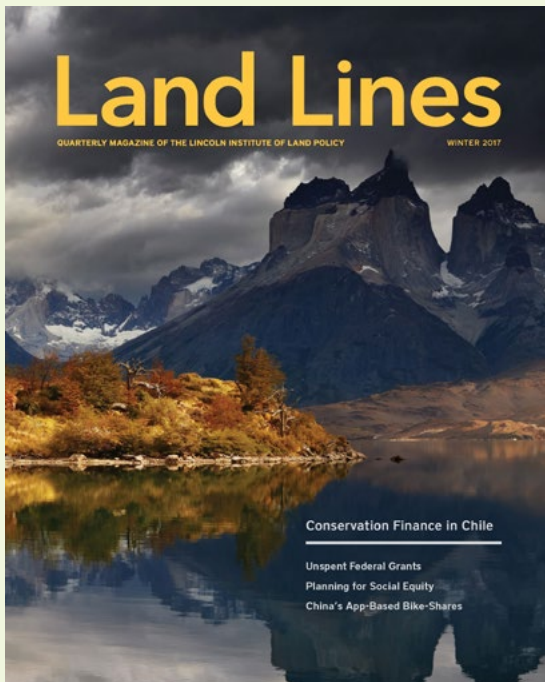


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