

Urban Consolidation Review
By Wendell Cox
3 August 2005

DEMOGRAPHIA



Democratising Prosperity:
Global Perspectives on
Housing Affordability

The Great
Australian Dream
Brisbane



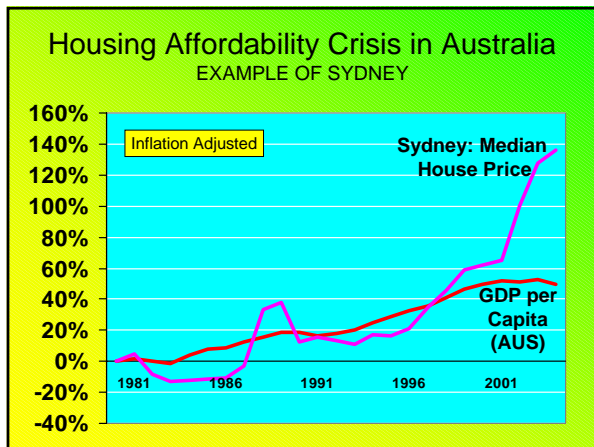
A BROADER
ISSUE

The issue is not...

- Land use
- Cities

The issue is...

- Quality of Life
- Social Equity
- Future of the Nation



Housing Affordability in the USA
THE RULE, NOT THE EXCEPTION



The American Dream
St. Louis
23 July 2005

OUTLINE

- UNDERSTANDING "URBAN SPRAWL"
- PUBLIC TRANSPORT: HOPELESS RHETORIC
- PORTLAND: FAILED MODEL
- BACKGROUND: DEMOCRATISING PROSPERITY
- HOME OWNERSHIP AND PROSPERITY
- THREATENING THE GREAT AUSTRALIAN DREAM

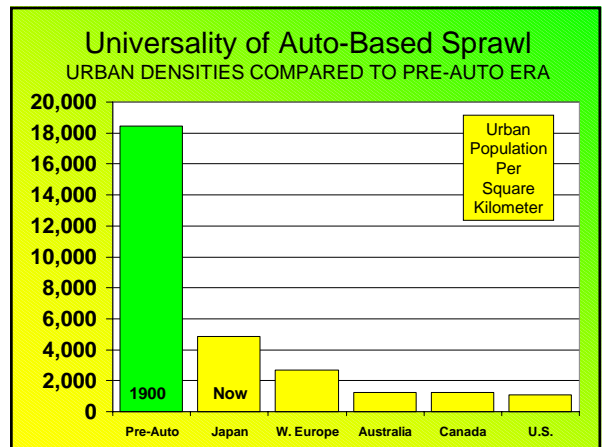
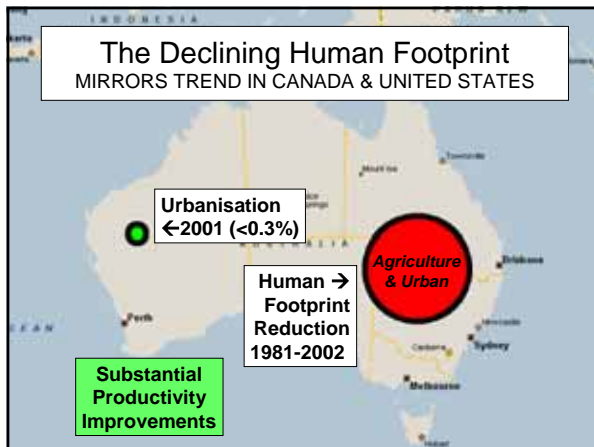
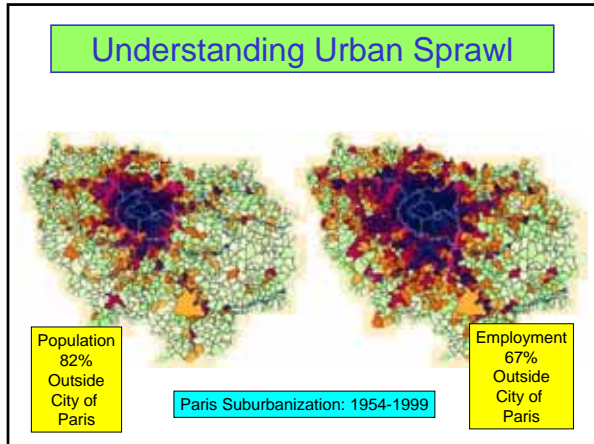


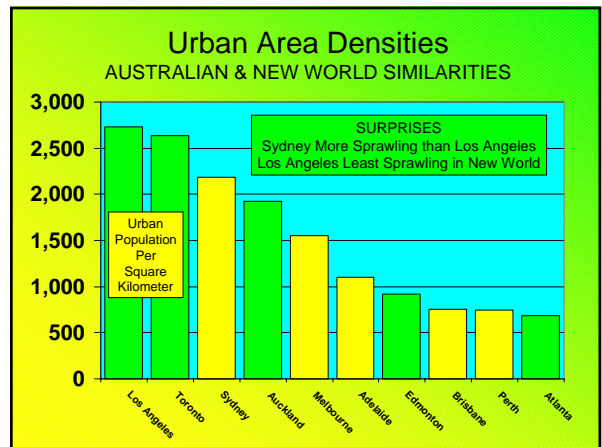
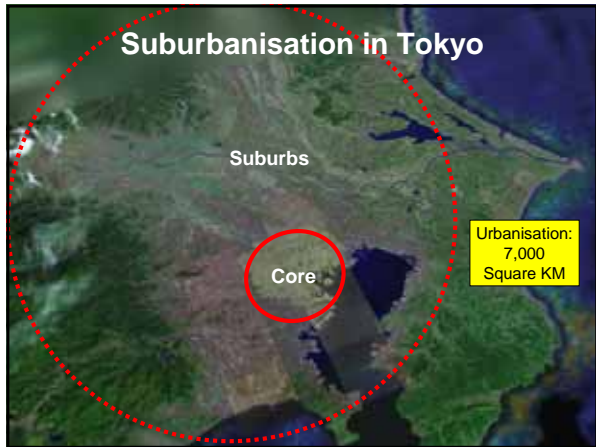
NOT A BRIEF
FOR SPRAWL

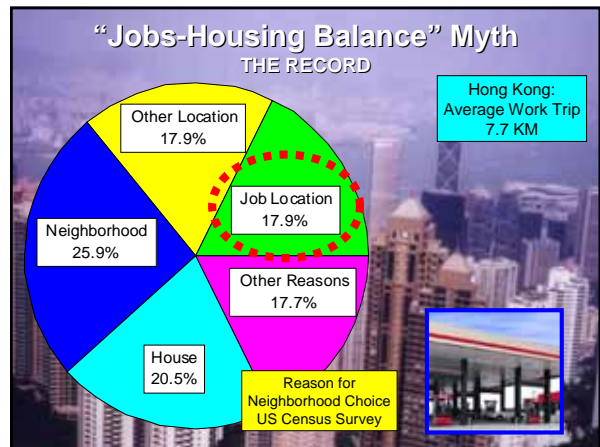
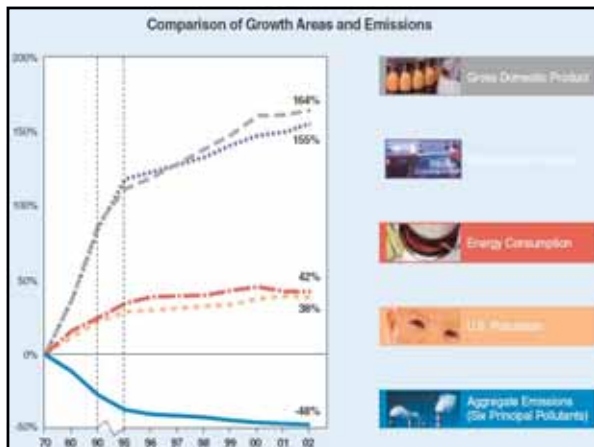
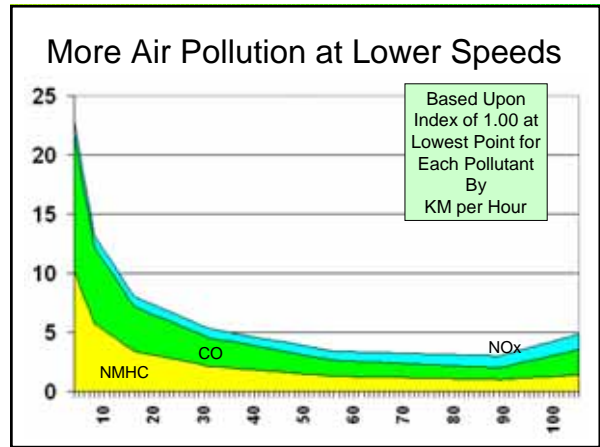
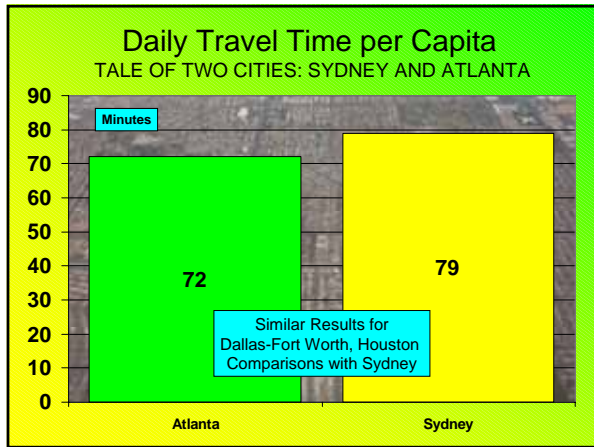
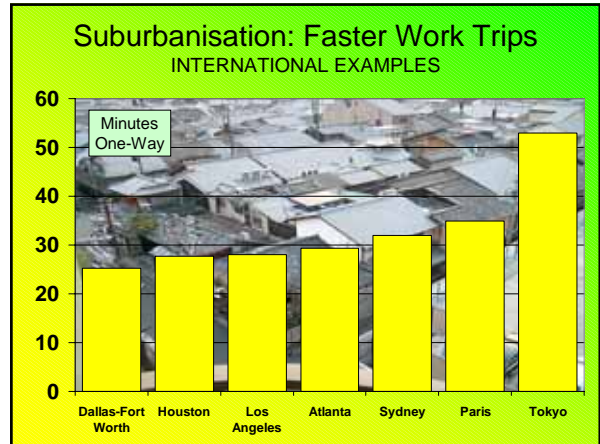
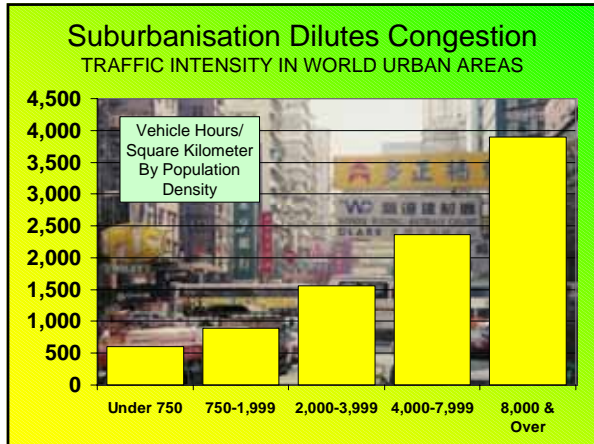
LONE MOUNTAIN
COMPACT

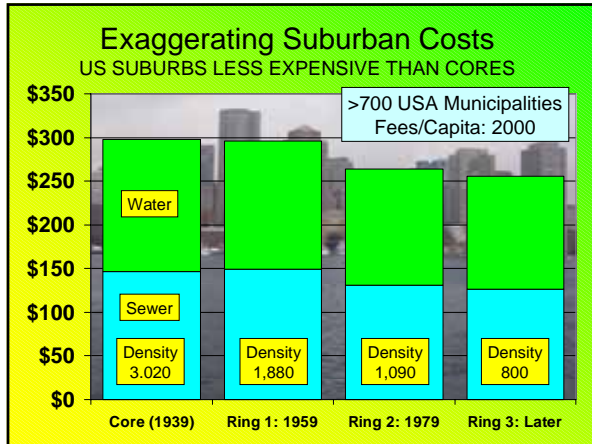
"... absent a material threat to other individuals or the community, people should be allowed to live and work where and how they like."

The Great
German Dream
Leipzig









Suburban Cost Research

"ILL INFORMED & DISINGENUOUS"

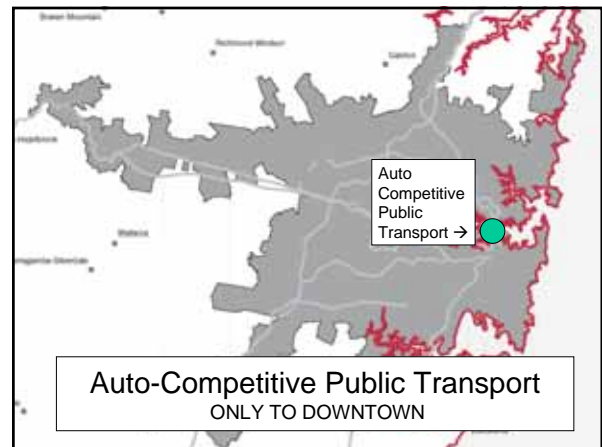
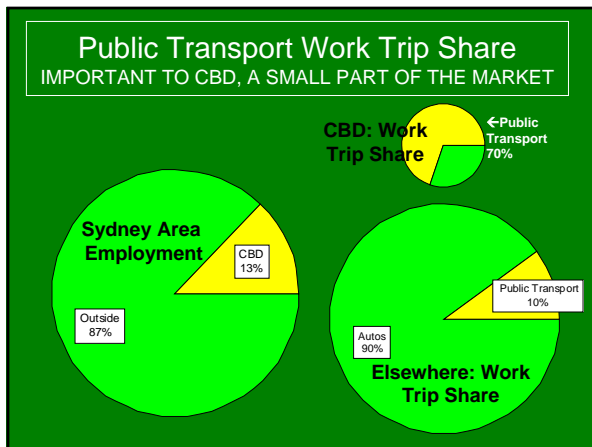
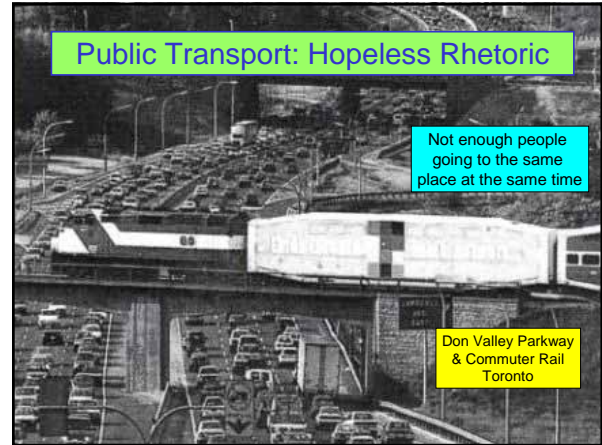
"... if the urban policies ... were not so ill informed and presented in such a disingenuous way, there would not be a need for this contribution to the debate on Australia's cities"

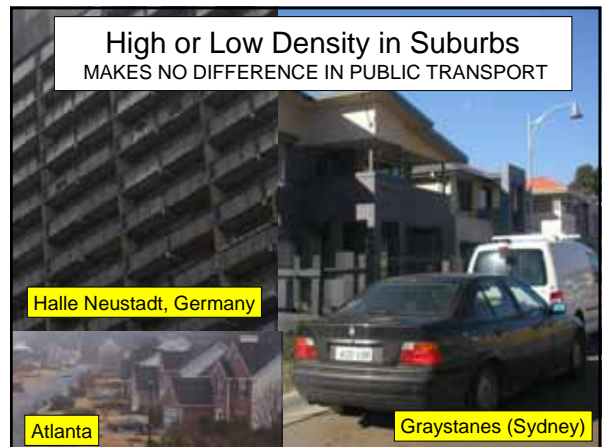
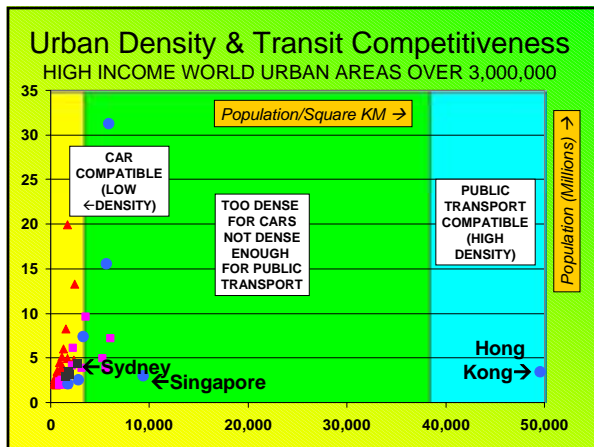
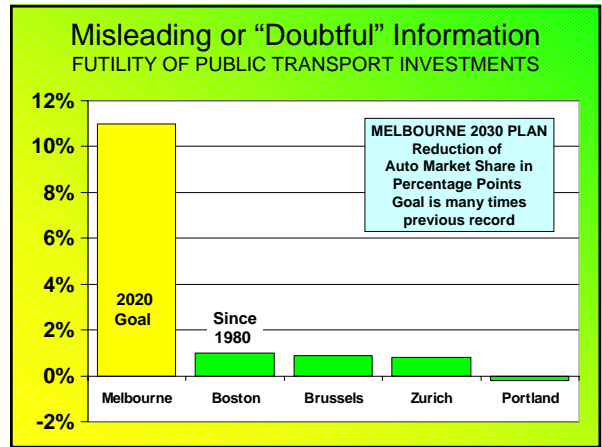
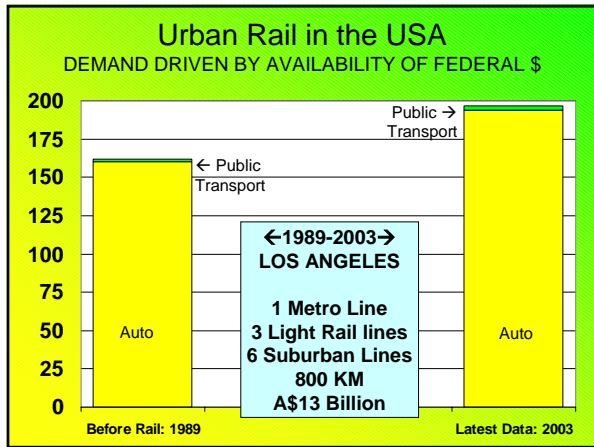
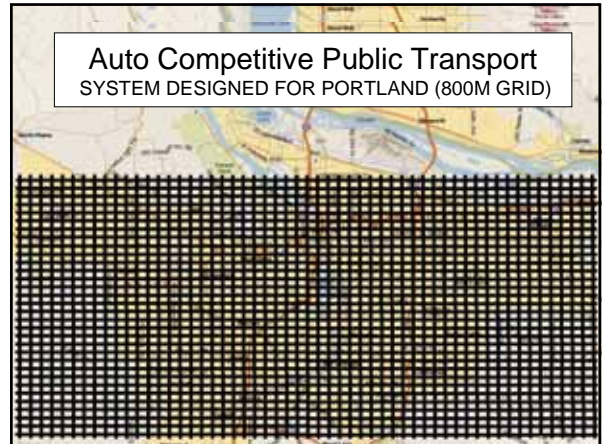
- Patrick Troy (*The Perils of Urban Consolidation*).

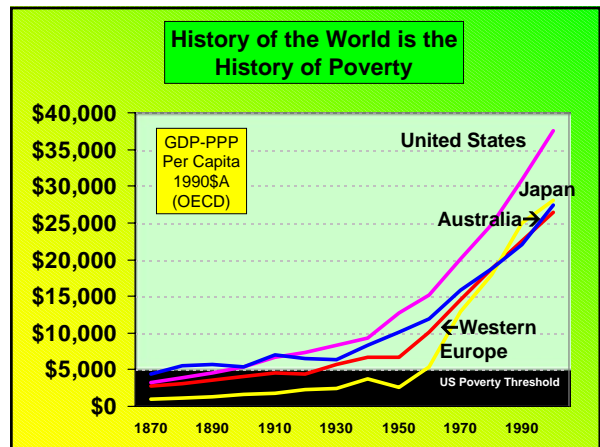
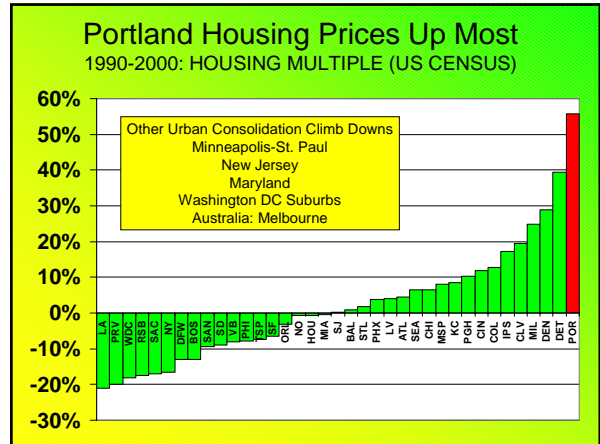
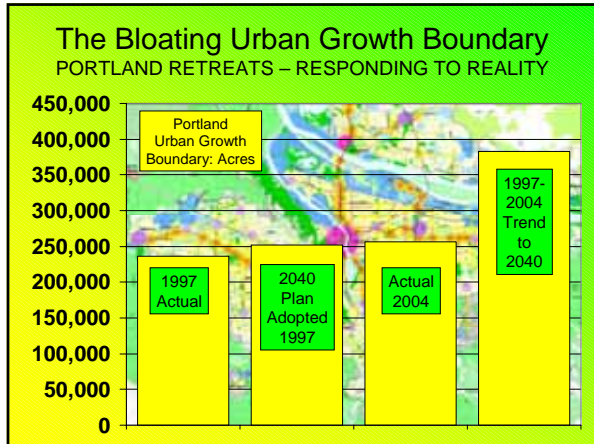
NOT SINCE COPERNICUS

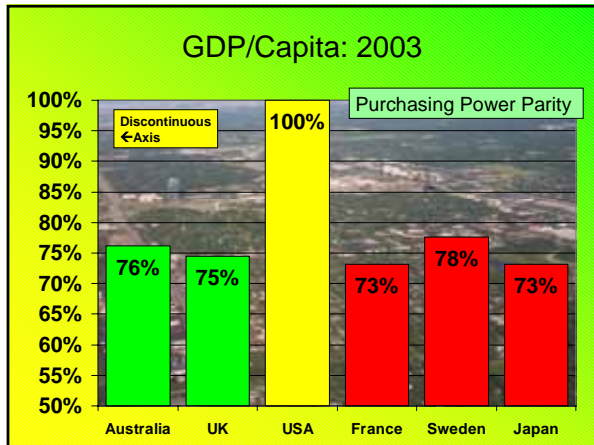
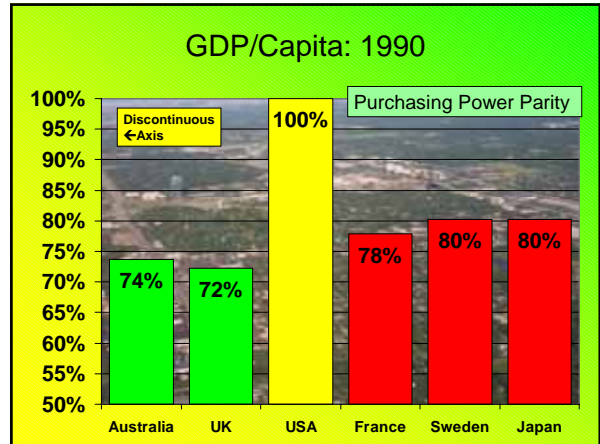
... has the conventional wisdom been so wrong.

no imperative has been demonstrated.









THE POWER OF PRODUCTIVITY

WEALTH, POVERTY, AND THE THREAT TO GLOBAL STABILITY

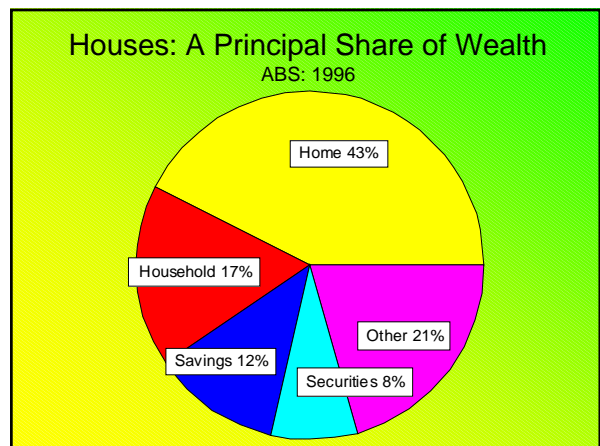
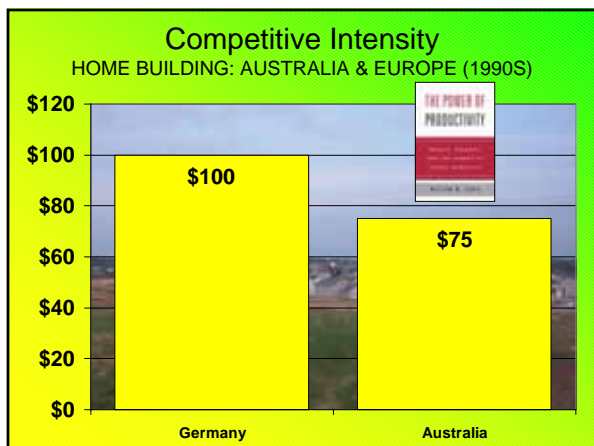
WILLIAM W. LEWIS

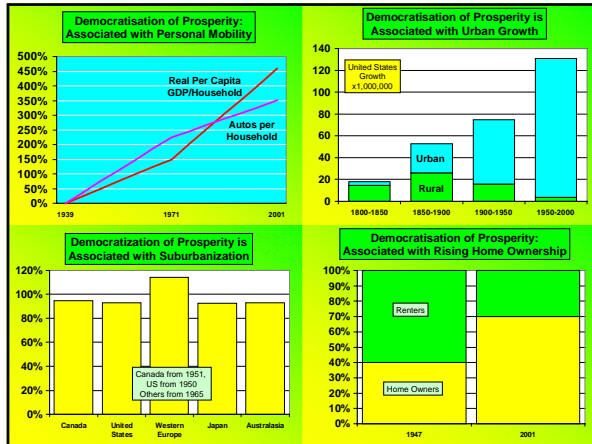
STRENGTH OF THE LIBERAL ECONOMIES

“Competitive intensity”

Examples:
Less restrictive land regulation

Retailing





BASIC ECONOMIC PRINCIPLE

SCARCITY & RATIONING TEND TO RAISE PRICES

Rationing land for housing development tends to raise house prices.

Higher housing prices lead to lower rates of home ownership.

...our evidence suggests that zoning and other land use controls play the dominant role in making housing expensive.

In much of the country, new housing units still are abundant and housing prices remain low. In contrast, new construction has plummeted and housing prices have soared in a small, but increasing number of places. These changes do not appear to be the result of a declining availability of land, but rather are the result of a changing regulatory regime

HARVARD STATE OF THE NATION'S HOUSING 2005

“Development constraints drive up land and construction costs as well as prevent new housing from keeping pace with rising demand.”

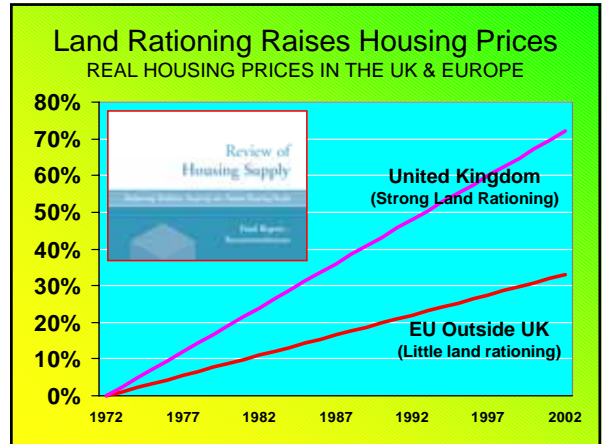
WACHOVIA BANK

ECONOMIC RESEARCH

Are There Storm Clouds Ahead For The Nation's Housing Market?

David E. Shaw
Chief Economist, Wachovia Bank

"We have identified three major factors which have worked to restrain supply over the past decade, all of which remain very much alive and well today. The first is the spread of the Smart Growth, Slow Growth and No Growth movements throughout the country."



LAND USE REGULATION RETARDS ECONOMIC GROWTH

Joint Center for Housing Studies
WORKING PAPER SERIES

Job Creation and Housing Constraints: Evidence on Employment Controls in Metropolitan Areas

Barry S. Padoa-Schioppa
November 2006
W-06-02

"metropolitan areas with stringent development regulations generate less employment growth than expected given their industrial bases"

Harvard School of Design | John F. Kennedy School of Government
HARVARD UNIVERSITY

Unaffordable Housing
Fables and Myths

Alan W. Evans
and Oliver Marc Hartwich

AN ALARM ON PLANNING IN THE UNITED KINGDOM

"The nightmare scenario for the British economy could be that a 'tipping point' was reached where the financial services industry of the city decamps to cheaper cities elsewhere in Europe."

policy exchange
LOCALIS

DEMOGRAPHIA

International Housing Affordability Ratings And Rankings

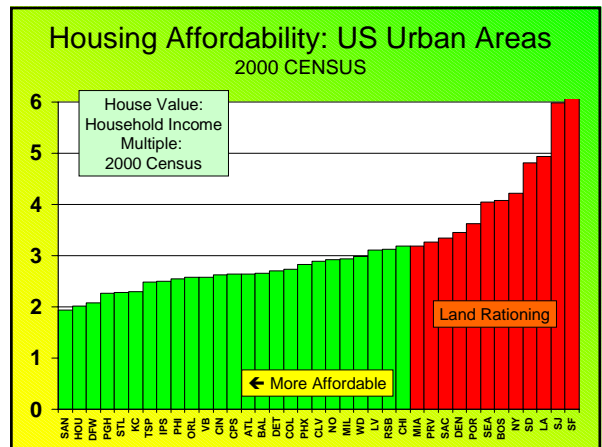
2005.02

Kiwi Dream Auckland

The Courier-Mail

BREAKING NEWS

Sydney, Melbourne simply not affordable



CAO Online Policy Report
Volume 22 Number 2, Mar/Apr 1998
Proposals for Fair Solutions:
Solving the Global Public Pensions Crisis

CHICAGO SUN-TIMES
SUNTIMES.COM
Looming Social Security crisis demands action now

ca magazine .com
CFOs expect pension crisis to linger

news.telegraph
Public sector pensions bill for taxpayers hits £700bn
By Ian Cowie, Personal Finance Editor
(Feb 18 2005 09:00)

STRONG ECONOMIC GROWTH: IS NECESSARY

But “Smart Growth:” constitutes an assault on the economy.

The Great Canadian Dream Toronto

THERE IS NO REASON TO STOP DEMOCRATISING PROSPERITY

STRONGER ECONOMIC GROWTH REQUIRED

Living in the “Future Tense”
THE UNIVERSALITY OF ASPIRATION

Valencia (Spain) Suburbs

The Great Australian Dream
HAS BECOME THE GREAT UNIVERSAL DREAM

The Great Romanian Dream Bucharest

The Great Universal Dream
VISITING THE NEW HOUSE IN BARCELONA

People's Route → →

Planner's Route → →

Paris Suburbs

PLANNING REFORM: Back to Basics:

Not telling people how to live...

Rather, helping people live as they prefer