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Autore	Ingram Gregory K
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Collana	Land Policy Series
Altri autori (Persone)	HongYu-Hung
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Nota di contenuto	""CONTENTS""; ""ILLUSTRATIONS""; ""1 Land Value Capture: Types and Outcomes""; ""2 Land Value Capture and Justice""; ""3 Takings and Givings: The Analytics of Land Value Capture and Its Symmetries with Takings Compensation""; ""4 The Unearned Increment: Property and the Capture of Betterment Value in Britain and France""; ""5 Special Assessments in California: 35 Years of Expansion and Restriction""; ""6 Collecting Land Value Through Public Land Leasing""; ""7 A Better Way to Grow?: Town Planning Schemes as a Hybrid Land Readjustment Process in Ahmedabad, India"" ""8 Are Property-Related Taxes Effective Value Capture Instruments?"" 9 Community Benefits Agreements in a Value Capture Context""; ""10 Science Parks and Land Value Capture""; ""11 The Affordability Challenge: Inclusionary Housing and Community Land Trusts in a Federal System""; ""12 Transit Value Capture: New Town Codevelopment Models and Land Market Updates in Tokyo and Hong Kong""; ""13 Airport Improvement Fees, Benefit Spillovers, and Land Value Capture Mechanisms""; ""14 Assessing the Nonprofit Property Tax

Exemption: Should Nonprofit Entities Be Taxed for Using Local Public Goods?"

""15 Experimenting with Land Value Capture on Western State Trust Land""""CONTRIBUTORS""; ""INDEX""

Sommario/riassunto

Value capture refers to a type of public financing where increases in private land values generated by public investments are "captured" or recouped by the public sector, rather than by individuals, to help pay for the initial investment needed for that development. This approach works in various ways and can take the form of taxes on the land owners, real estate taxes, or even impact fees. This book covers the conceptual frameworks and history of value capture; land value capture instruments; and specific applications for housing, community land trusts, transit, and science parks. It addresses value capture in the United States, Britain, France, India, Tokyo, and Hong Kong. This volume features the papers presented at the Lincoln Institute's sixth annual Land Policy Conference in June 2011. The previous volumes are available: Climate Change and Land Policies Municipal Revenues and Land Policies Property Rights and Land Policies Fiscal Decentralization and Land Policies Land Policies and Their Outcomes
