

PART II: ENDNOTES

¹ Edge of the continuously developed urban area.

² See William Alonso, *Location and Land Use: Toward a General Theory of Land Rent*, Harvard University Press, 1964. This concept assumes a monocentric metropolitan area with a single dominating central business district. In recent decades, metropolitan areas around the world have become more polycentric, with peaks in land prices at the location of secondary centers (“edge cities”) but generally below the values achieved in the central business district.

³ CEQA is not a land-use strategy, but is environmental regulation that has worked as an urban containment strategy.

⁴ Arthur C. Nelson and Casey J. Dawkins, *Urban Containment in the United States: History, Models and Techniques for Regional and Metropolitan Growth Management*, American Planning Association Planning Advisory Service, https://www.researchgate.net/publication/288101674_Urban_containment_in_the_United_States_History_models_and_techniques_for_regional_and_metropolitan_growth_management (2004).

⁵ Arthur C. Nelson, Thomas W. Sanchez and Casey J. Dawkins (2004), “The Effect of Urban Containment and Mandatory Housing Elements on Racial Segregation in the United States,” *Journal of Urban Affairs*. <https://citeseerx.ist.psu.edu/viewdoc/download?doi=10.1.1.521.4467&rep=rep1&type=pdf>

⁶ Arthur C. Nelson and Casey J. Dawkins, *Urban Containment in the United States: History, Models and Techniques for Regional and Metropolitan Growth Management*, American Planning Association Planning Advisory Service (2004),

https://www.researchgate.net/publication/288101674_Urban_containment_in_the_United_States_History_models_and_techniques_for_regional_and_metropolitan_growth_management.

⁷ Figure is adapted from other works dealing urban growth boundaries. Other graphical representations of this relationship can be found in Gerrit Knaap and Arthur C. Nelson, *The Regulated Landscape: Lessons on State Land Use Planning from Oregon*, Cambridge, Massachusetts: Lincoln Institute of Land Policy, 1992; William A. Fischel, *Zoning Rules! The Economics of Land-use Regulation*, Lincoln Institute of Land Policy, 2015; Gerard Mildner, “Public Policy & Portland’s Real Estate Market,” *Quarterly and Urban Development Journal*, 4th Quarterly 2009: 1-16, and others. Under traditional land use regulation, where there is no urban containment boundary, Under “Traditional Regulation”), the land price gradient would be smooth (the green line labeled “Before Urban Growth Boundary”). On the other hand, an abrupt increase occurs at the urban boundary in an environment with an urban containment boundary (the red line labeled “After Urban Growth Boundary”).

⁸ Arthur C. Nelson and Casey J. Dawkins, *Urban Containment in the United States: History, Models and Techniques for Regional and Metropolitan Growth Management*, American Planning Association Planning Advisory Service, https://www.researchgate.net/publication/288101674_Urban_containment_in_the_United_States_History_models_and_techniques_for_regional_and_metropolitan_growth_management (2004).

⁹ Nelson Casey J. Dawkins (2004).

¹⁰ Cox (May 2020).

¹¹ Livable California (February 7, 2021), “Vancouver’s Smartest Planner, Prof. Patrick Condon, Says Upzoning is a Costly Mistake,” <https://www.livablecalifornia.org/vancouver-smartest-planner-prof-patrick-condon-calls-california-upzoning-a-costly-mistake-2-6-21/>

¹² Derived from Census of Canada 1961 and 2016.

¹³ Livable California (February 7, 2021).

¹⁴ Patrick Condon (February 6, 2021), Presentation to Livable California, <https://www.youtube.com/watch?v=24vf2c9AIwQ&t=8s>

¹⁵ *Demographia International Housing Affordability Survey*, and Canadian Housing and Mortgage Corporation (2020), “Rental Market Survey Tables,” <https://www.cmhc-schl.gc.ca/en/data-and-research/data-tables/rental-market-report-data-tables>.

¹⁶ Derived from Census of Canada, 1971.

¹⁷ Authors review of median multiple data from US Census Bureau, *Demographia International Housing Affordability*, and Harvard University Joint Center for Housing Studies data.

¹⁸ *Demographia International Housing Affordability Survey*

¹⁹ Derived from American Community Survey, 2018.

²⁰ Derived from American Housing Survey 2011 and 2013.

²¹ Shlomo Angel, Patrick Lamson-Hall, Alejandro Blei, Sharad Shingade and Suman Kumar (2021), “Densify and Expand: A Global Analysis of Recent Urban Growth,” *Sustainability*. <https://www.mdpi.com/2071-1050/13/7/3835>

²² Hall served as president of the Town and Country Planning Association of the United Kingdom.

²³ Peter Geoffrey Hall, Ray Thomas, Harry Gracey and Roy Drewett (1973). *The Containment of Urban England: The Planning System: Objectives Operations, Impacts*. Vol. 2 Allen and Unwin [for] PEP, 1973.

²⁴ Peter Geoffrey Hall et al (1973).

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- ²⁵ Calculated from data in Mariano Kulish, Anthony Richards and Christian Gillitzer, "Urban Structure and Housing Prices: Some Evidence from Australian Cities," Research Discussion Paper, Reserve Bank of Australia, September 2011. <http://www.rba.gov.au/publications/rdp/2011/pdf/rdp2011-03.pdf>.
- ²⁶ Grimes, Arthur and Yun Liang (2008). "Spatial Determinants of Land Prices: Does Auckland's Metropolitan Urban Limit Have an Effect?" *Applied Spatial Analysis and Policy*. <https://link.springer.com/article/10.1007/s12061-008-9010-8>.
- ²⁷ Gerard Mildner (2009), "Public Policy & Portland's Real Estate Market," *Quarterly and Urban Development Journal* (Fourth Quarter), www.pdx.edu/sites/www.pdx.edu.realestate/files/1Q10-4A-Mildner-UGB-1-31-10.pdf. <https://web.archive.org/web/20150620083722/www.pdx.edu/sites/www.pdx.edu.realestate/files/1Q10-4A-Mildner-UGB-1-31-10.pdf>.
- ²⁸ Kate Barker, *Barker Review of Land Use Planning*, Norwich, England: Her Majesty's Stationary Office, 2006. Available online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228605/0118404857.pdf.
- ²⁹ Benjamin Dachis (2018), *A Roadmap to Municipal Reform: Improving Life in Canadian Cities*, C.D. Howe Institute, https://www.cdhowe.org/sites/default/files/attachments/research_papers/mixed/Book_Road%20Map_Final_web.pdf
- ³⁰ *Demographia International Housing Affordability Survey*.
- ³¹ Land costs include all costs but construction.
- ³² All 92 major markets in *Demographia International Housing Affordability* rated severely unaffordable have urban containment. See: Wendell Cox (2021), *Demographia International Housing Affordability: 2021*. Urban Reform Institute and Frontier Centre for Public Policy, <https://urbanreforminstitute.org/2021/02/demographia-international-housing-affordability-2021-edition/>
- ³³ "Solly Angel Discusses the Complex Challenges of the Development and Expansion of Cities" (2021), *Marron Newsletter 3.3.21*, NYU Marron Institute of Urban Management, <https://marroninstitute.nyu.edu/blog/marron-newsletter-3.3.21>.
- ³⁴ Gruen, Claude (2010), *New Urban Development: Looking Back to See Forward*, Rutgers University Press.