#### CHAPTER 13 COMMUNITY POWER, LAND USE, AND THE ENVIRONMENT

## MODELS OF COMMUNITY POWER

#### Politics of Land Use

What are the implications of land use decisions?

- Available housing
- Job opportunities
- Lands available for public use
- Transportation systems
- Environmental concerns

## MODELS OF COMMUNITY POWER

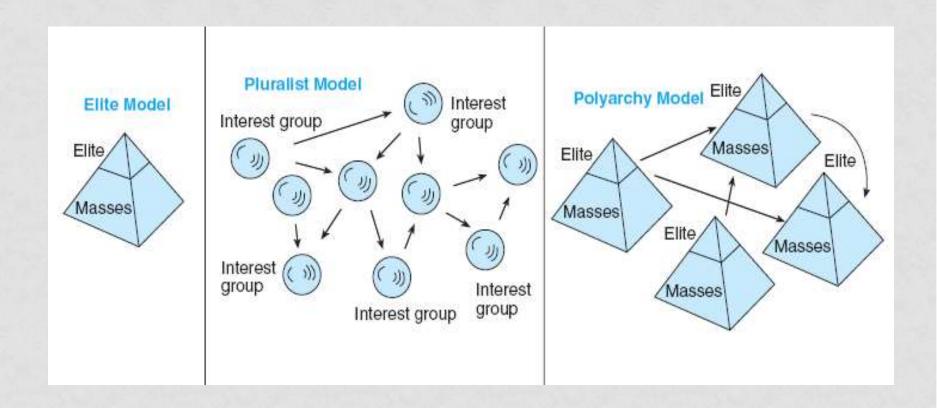
- Does the average person have more influence in local or national politics?
- Do the poor have more influence in local or national politics?
- Do the rich ("elites") have more influence in local or national politics?
- Who is the most powerful person where you grew up?

#### MODELS OF COMMUNITY POWER

#### Elite Model

- C. Wright Mills
- Hunter and Lynd studies
- Pluralist Model
  - Dahl New Haven study

# MODELS OF ELITISM, PLURALISM, AND POLYARCHY



# ECONOMIC VS. POLITICAL ELITES

#### Economic Elites

- Concerned with using land for economic growth and development
- Growth is a shared elite value
- Growth = good politics
- Political Elites
  - Some Political Elites Opposed to Growth
  - NIMBYism
  - Restricted Growthers (The "Smart Growth" Movement)
  - The Unintended Consequences of Growth Restrictions

## PLANNING AND ZONING

- Comprehensive Planning
  - The Influence of Planning
  - Opposition to Planning
- Zoning
- Building and Construction Codes
- Capital Improvements
- Environmental Regulations

#### INNOVATIVE PLANNING

- PUDs-Planned Urban Developments
- Exactions and Impact Fees
- Designing "Livable" Communities
- The Urban Sustainability Movement
- "Disaster-Proofing" Disaster-Prone Areas

## EMINENT DOMAIN

- The judicial process by which government can take private property for public use by providing fair (just) compensation
- Takings Clause-the 5<sup>th</sup> Amendment
- When takings go too far (economic development?):
  - Kelo v. New London, Connecticut (2005), Supreme Court case

#### COMMUNITY DEVELOPMENT AND REVITALIZATION

- Urban Renewal
  - Housing Act of 1937
- Community Development Block Grants
  - Housing and Community Development Act of 1974
- Brownfields
- Politics and Development

# TRANSPORTATION POLICY

- The Automobile: 241 million registered vehicles on nearly 4 million miles of road
- Highway Politics
- Federal Aid
  - Federal Aid Road Act of 1916
- The Interstate Highway System
  - The Federal Highway Act of 1956
  - 90% federal costs and 10% state
  - 2% of road surface, but carries 20% of highway traffic

# TRANSPORTATION POLICY

- Federal Highway Money
- Types of transportation regulations:
  - Safety: speed limits, auto insurance, drinking drivers, traffic and auto safety, distraction laws
  - Fuel Taxes/Fuel Efficiency
- Infrastructure Investment and Economic Growth
- The Mass Transportation Movement
  - Federal Mass Transit Aid
  - High-Speed Rail SystemS

#### MOST CONGESTED URBAN AREAS

TABLE 13-1	The Most Congested Urban Area	IS

Urban Area	Per Person Annual Hours of Delay
Los Angeles, CA	38
Dallas, TX	32
Houston, TX	32
Washington, DC	31
Atlanta, GA	30
San Jose, CA	30
Orlando, FL	30
San Francisco, CA	29
U.S. Average	22

Note: Data are for 2007.

Source: U.S. Census Bureau, Statistical Abstract of the United States, 2010, Table 1063. Available at http:// www.census.gov/prod/2009pubs/10statab/trans.pdf.

## ENVIRONMENTAL PROTECTION

- Solid Waste Disposal
- Toxic Waste-Superfund Laws

#### • EPA

- Water Pollution
- Air Pollution
- Green Movement