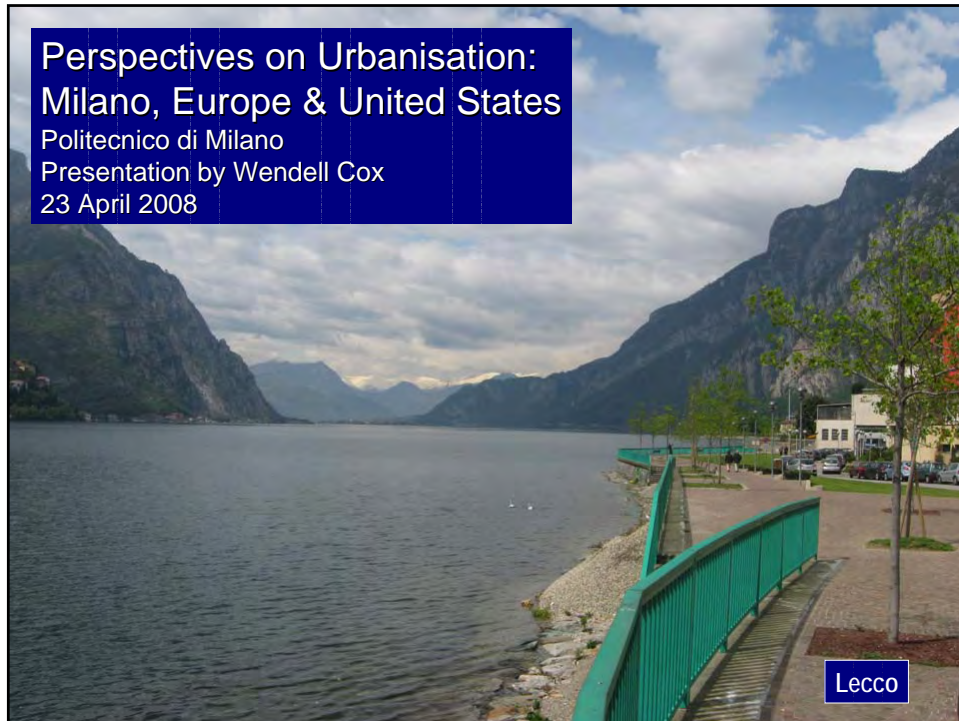


Perspectives on Urbanisation: Milano, Europe & United States

Politecnico di Milano

Presentation by Wendell Cox

23 April 2008



DEMOGRAPHIA

Demographia
World
Urban Areas
(World Agglomerations)



March 2007



1,302 urban areas
All identified over 500,000
(707)
2007 edition

<http://www.demographia.com/db-worldua.pdf>



The Megacity Book

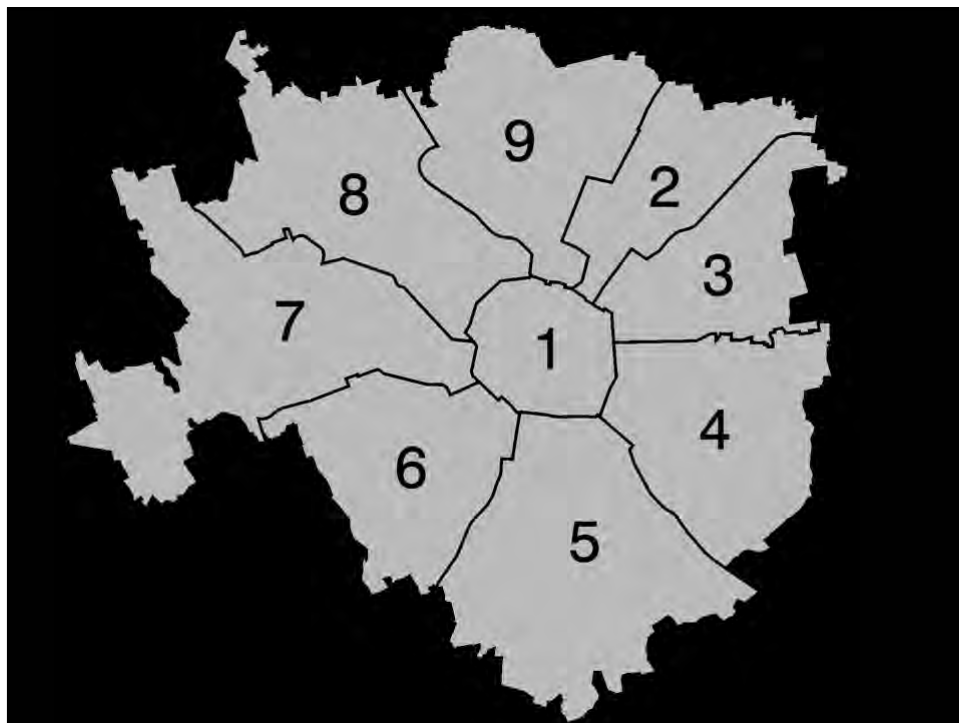
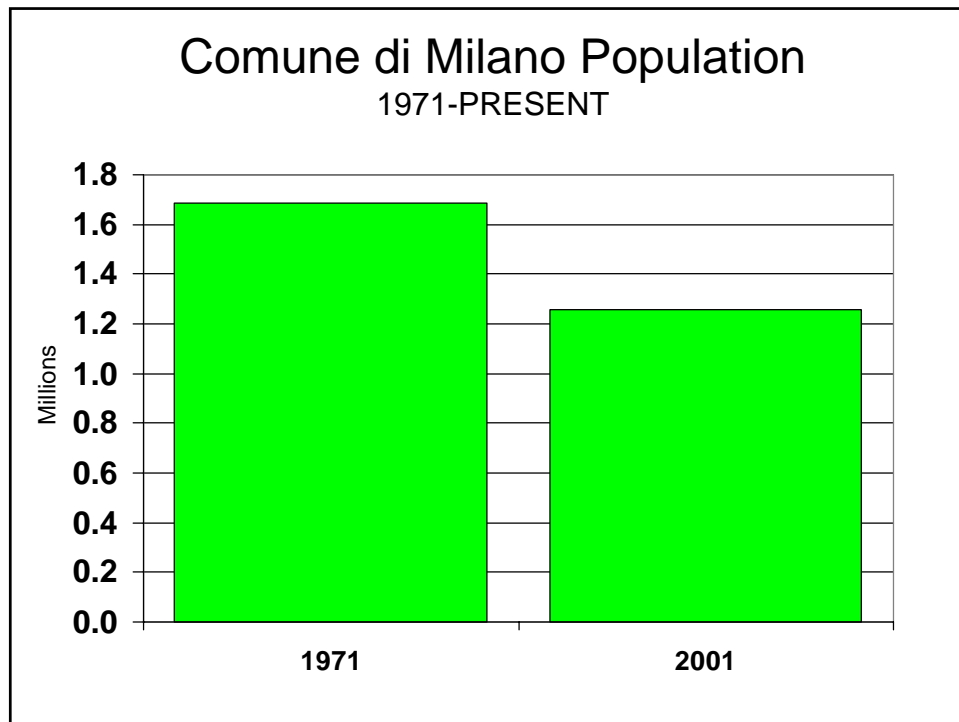
Rental Car Tours
for all
Urban Areas
(Urban Agglomerations)
with
10,000,000+
Population

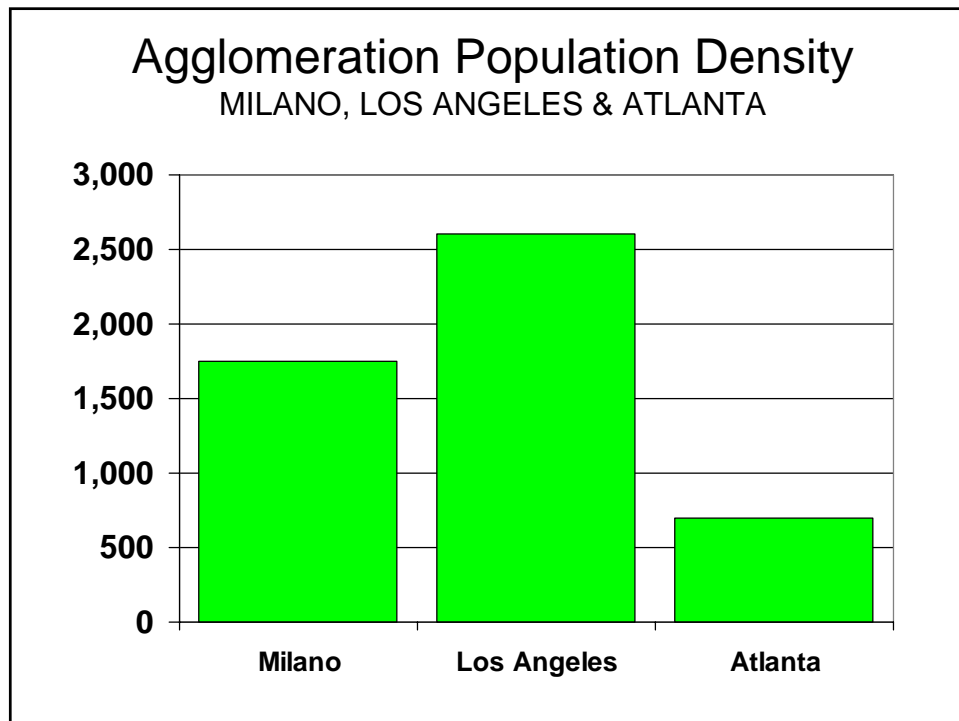
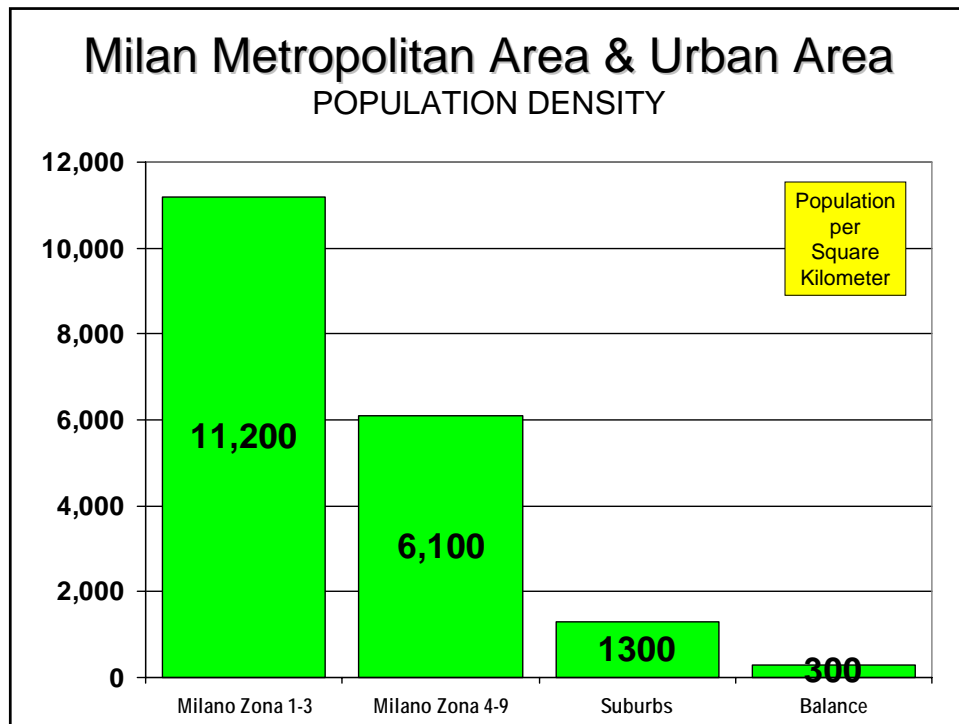
By Wendell Cox

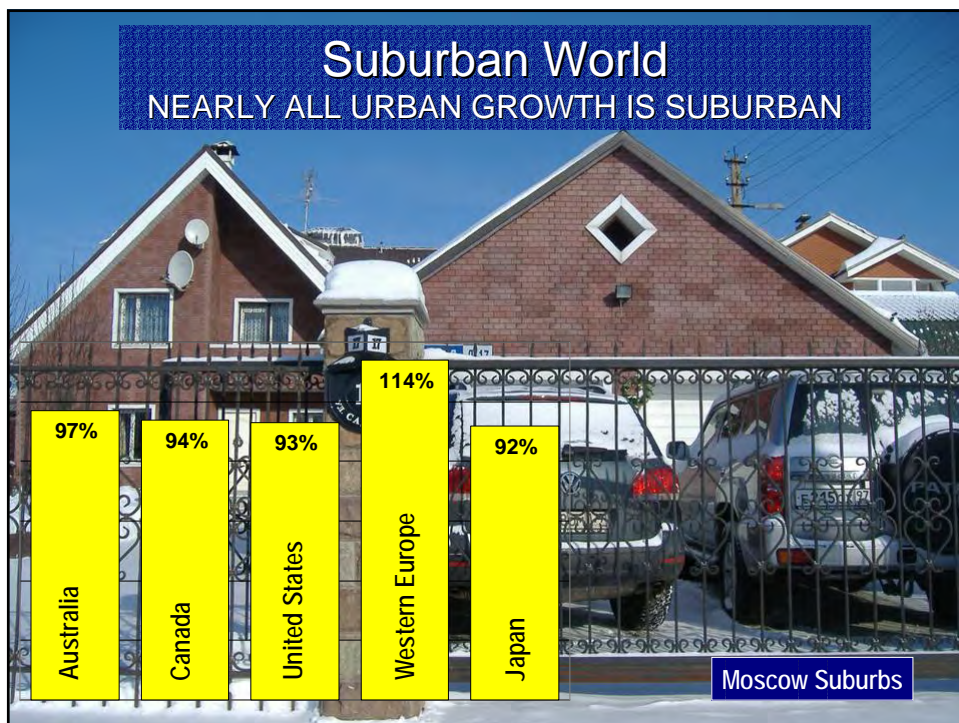
http://www.rentalcartours.net/megacity_book.pdf

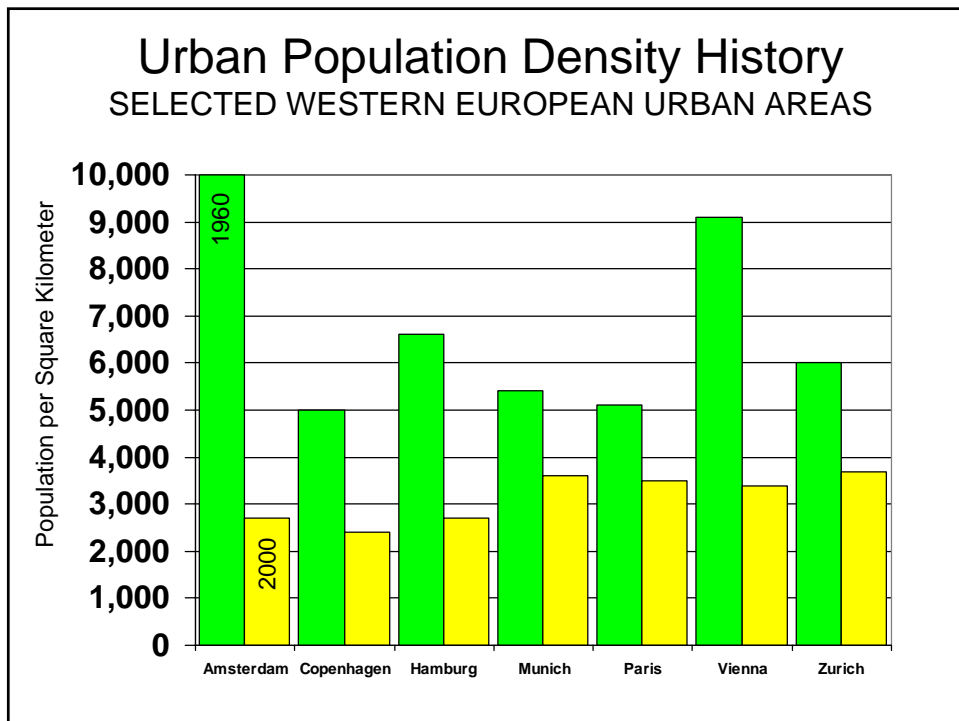
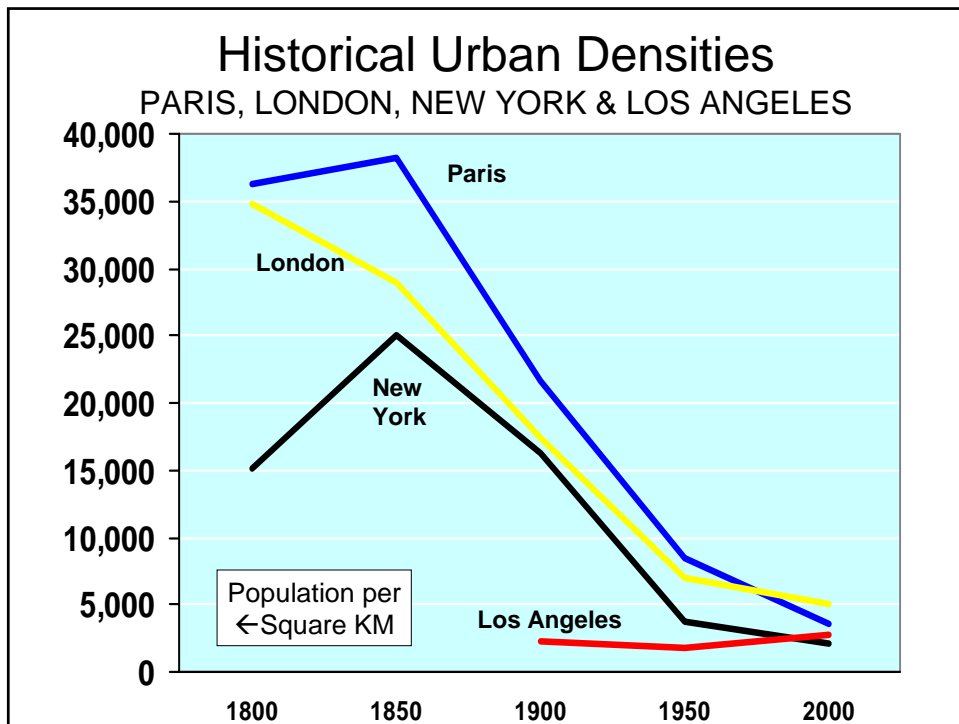
20 Completed
Los Angeles
to be
completed
by
April 1

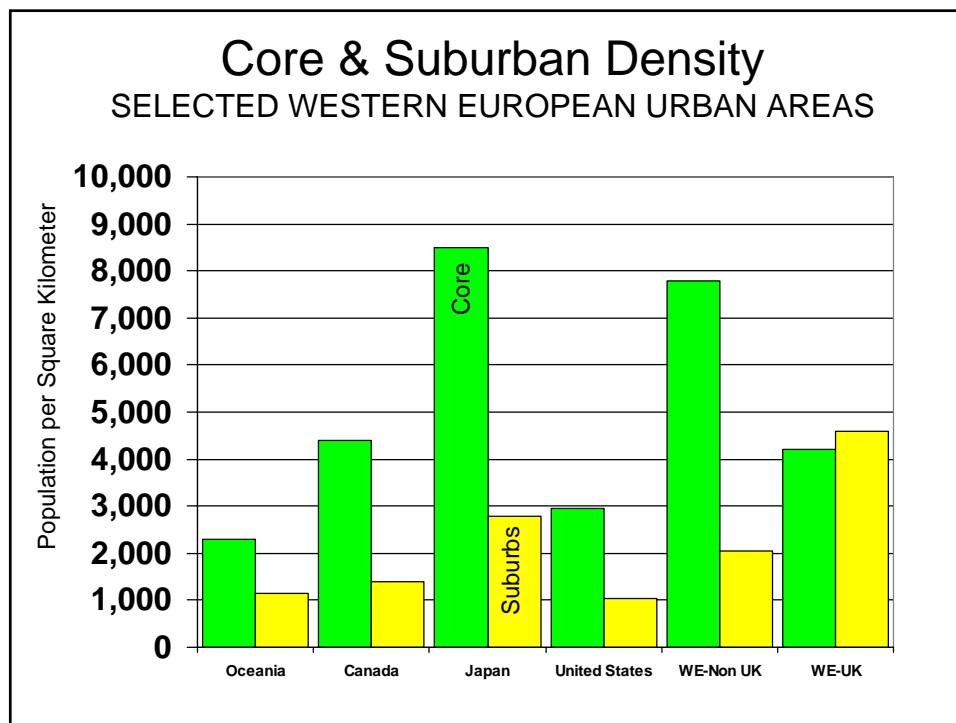
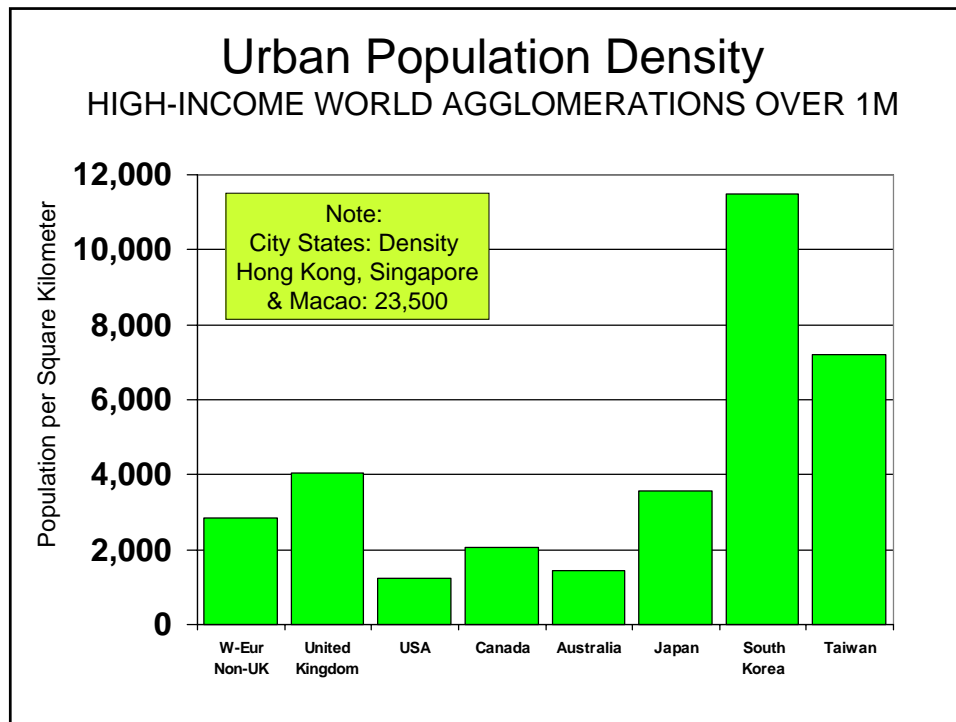






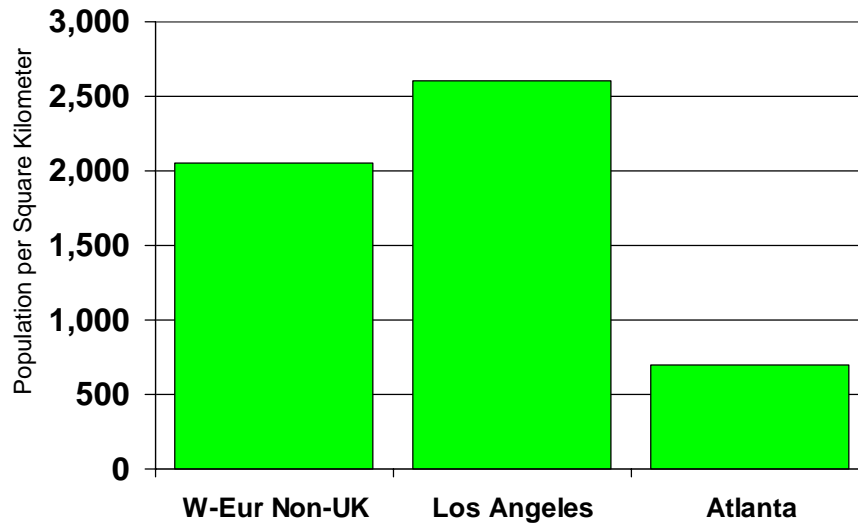






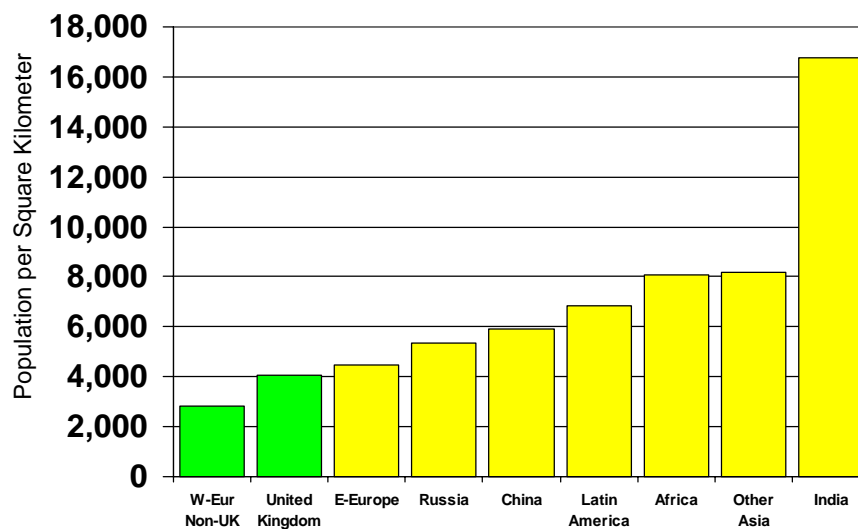
Suburban Density: Early 2000s

EUROPE, LOS ANGELES & ATLANTA



Urban Population Density

WESTERN EUROPE & LOW & MIDDLE INCOME WORLD





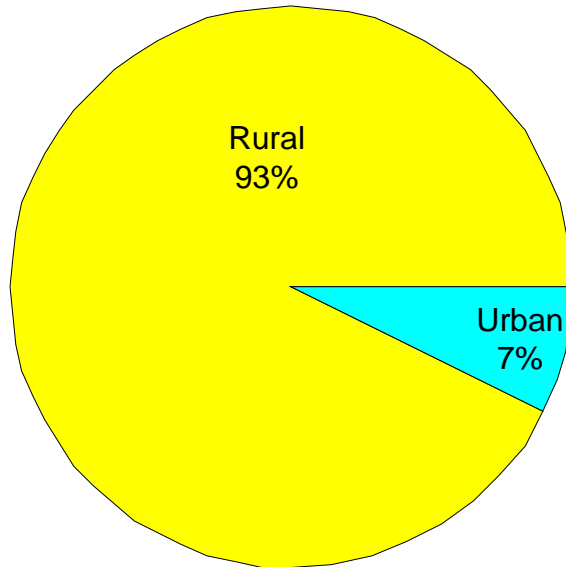
Smart Growth: Proponent Admissions

SMART GROWTH CAN = HIGHER HOUSING PRICES

	Strategy	Potential to Increase Housing Prices
1	Regional Urban Growth Boundaries	YES
2	Local Urban Growth Boundaries	YES
3	Regional Urban Service Districts	YES
4	Local Urban Service Districts	YES
5	Large-Lot Zoning in Rural Areas	YES
6	High Development Fees & Exactions	YES
7	Restrictions on Physically Developable Land	YES
8	State Aid Contingent on Local Growth Zones	
9	Transferable Development Rights	
10	Adequacy of Facilities Requirements	
From Table 15.4, "Costs of Sprawl---2000"		
Potential to Increase Housing Prices from "Costs of Sprawl---2000"		

From
"Costs of
Sprawl-2000"

Urban & Rural Footprint WESTERN EUROPE: EARLY 2000S

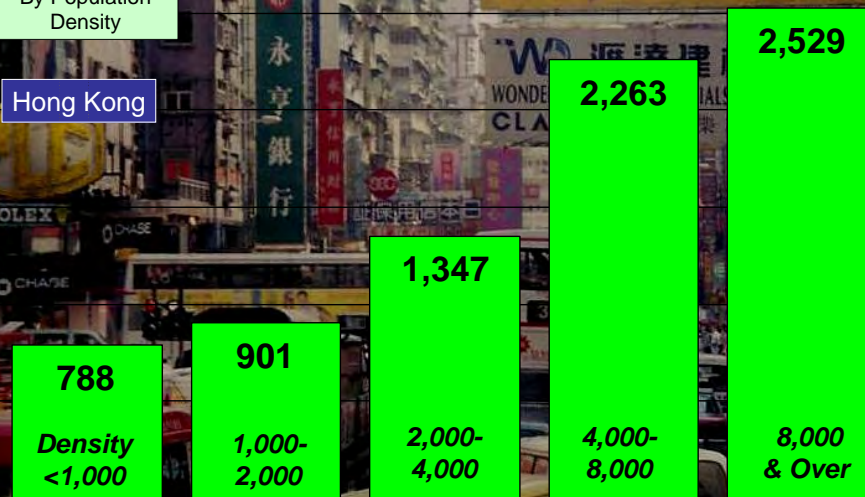


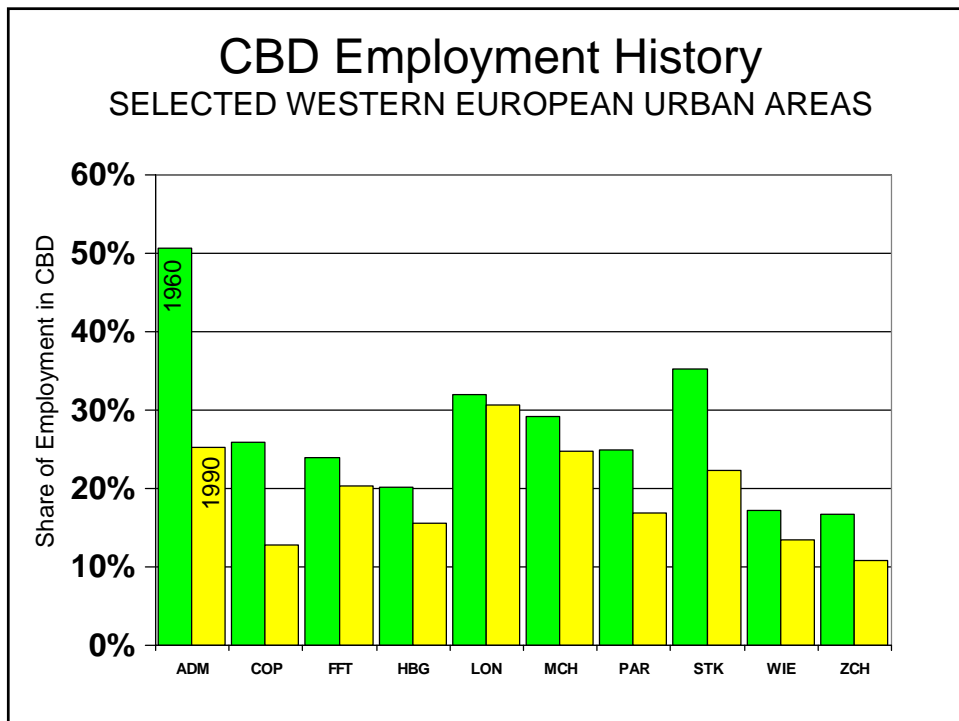
Agricultural
Land
Withdrawn
Since 1975
=
Germany

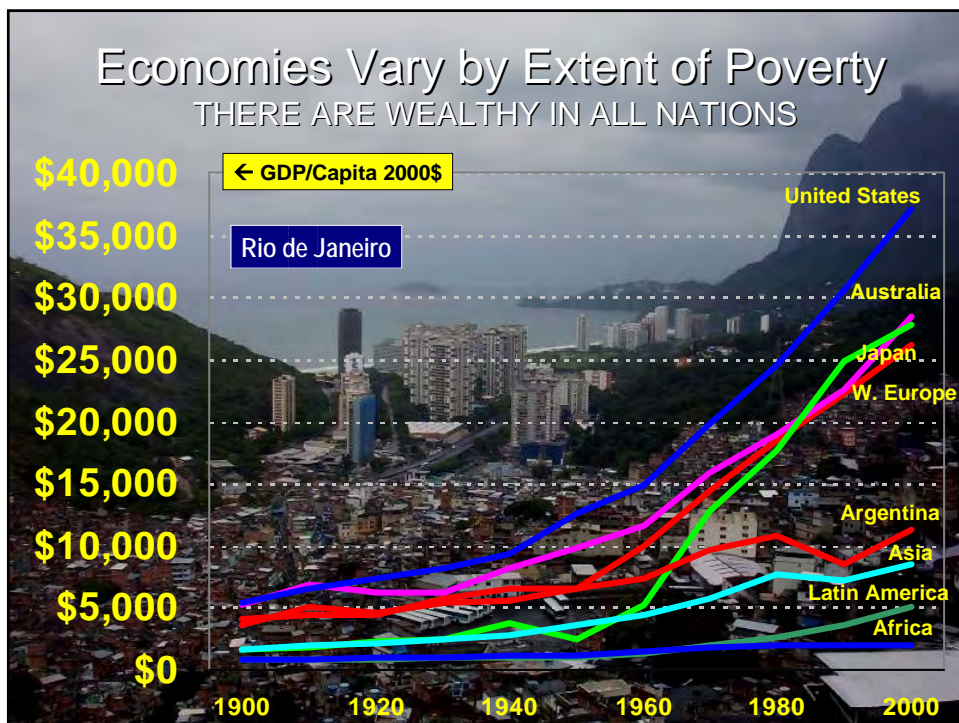
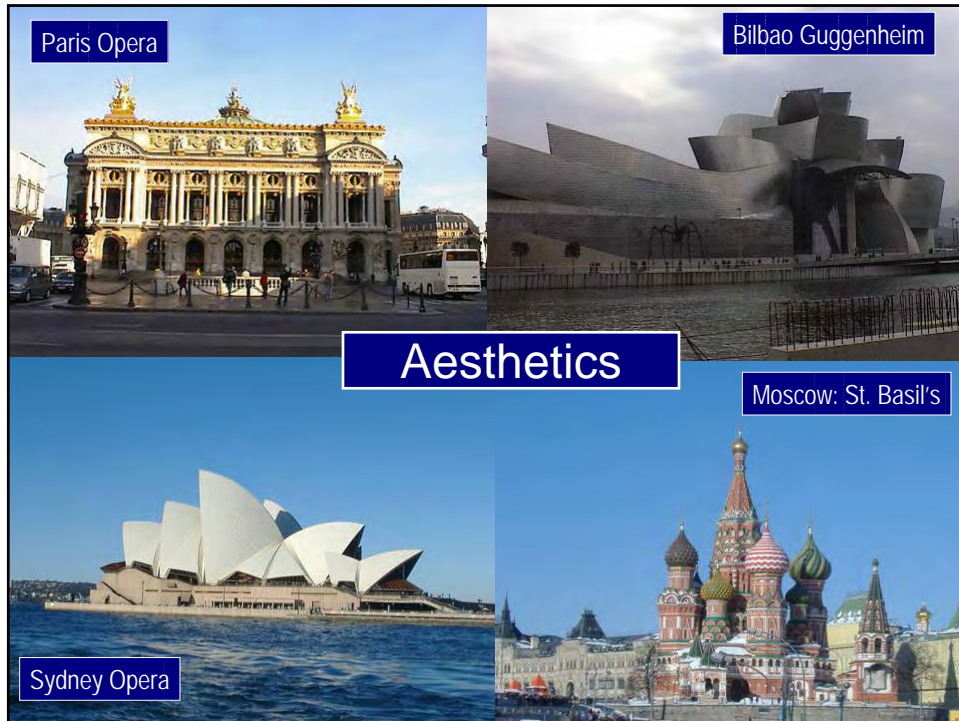
Suburbanisation Dilutes Congestion TRAFFIC INTENSITY IN WORLD URBAN AREAS

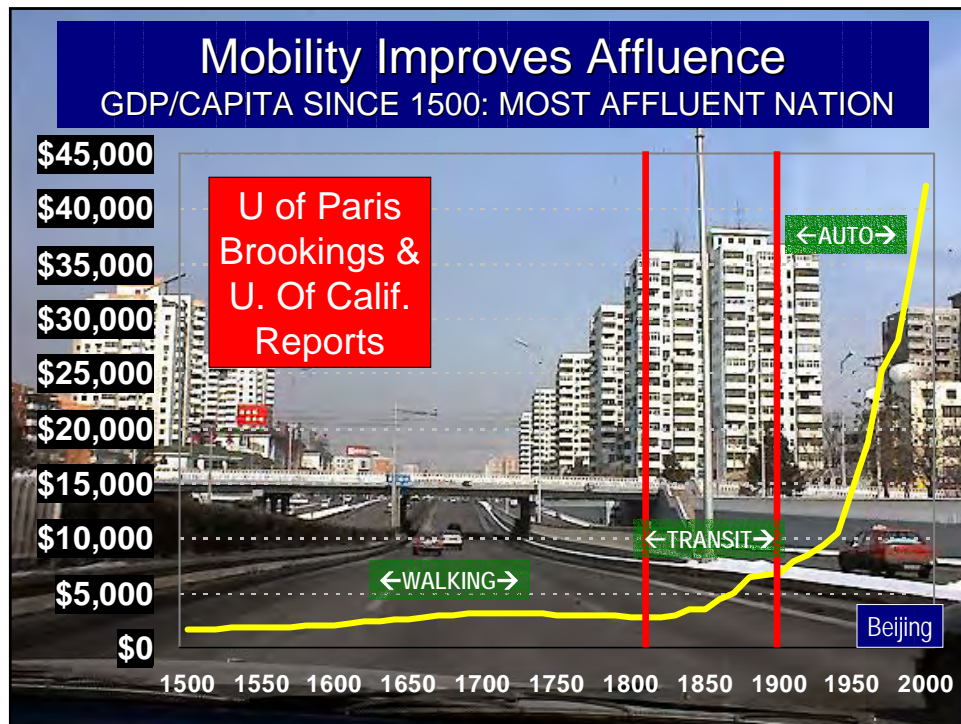
Vehicle Hours/
Square Kilometer
By Population
Density

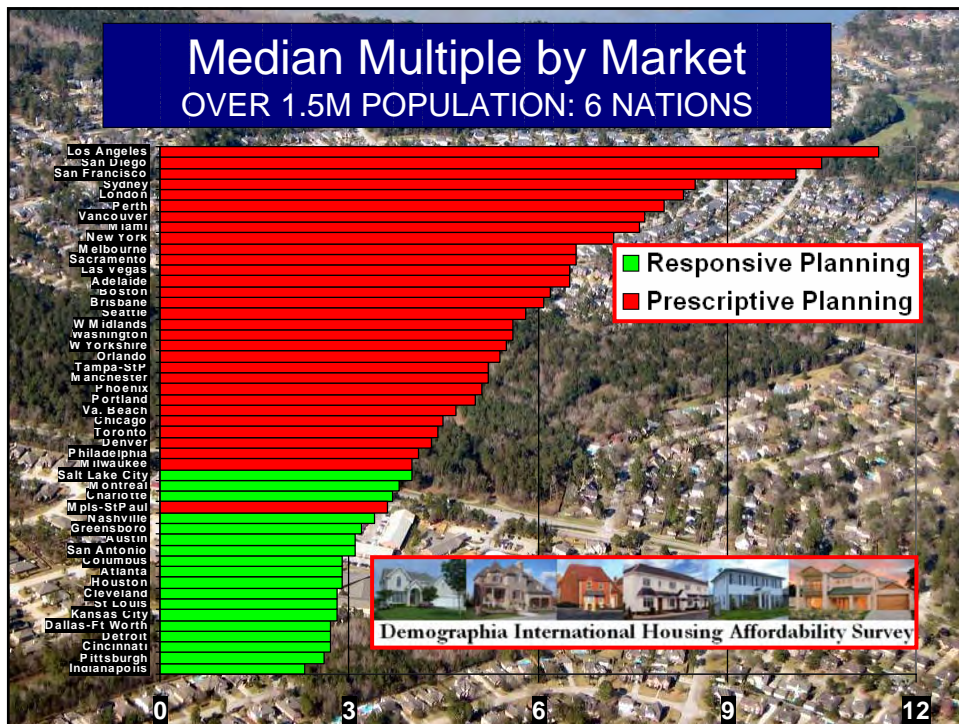
Hong Kong











Leading World Economists

SMART GROWTH REDUCES AFFORDABILITY



Ian MacFarlane,
Former Governor, Reserve Bank of Australia



Kate Barker, Member,
Monetary Policy Committee, Bank of England



Paul Krugman, Economist (Liberal)
Princeton University & The New York Times



Thomas Sowell, Economist (Conservative)
Hoover Institution

Land Rationing is the Issue DESTROYS HOUSING AFFORDABILITY



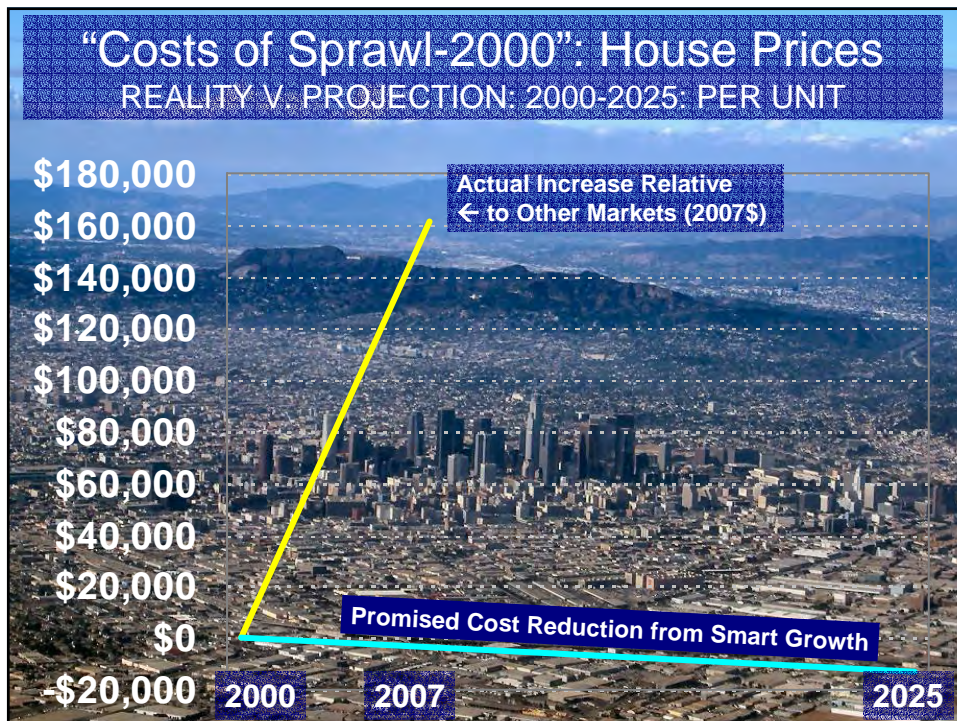
... the affordability of housing is overwhelmingly a function of just one thing, the extent to which governments place artificial restrictions on the supply of residential land.

Donald Brash, Governor,
Reserve Bank of New Zealand
1988-2002
Introduction to
4th Annual Demographia International Housing Affordability Survey



Demographia International Housing Affordability Survey

4th Annual Demographia International Housing Affordability Survey

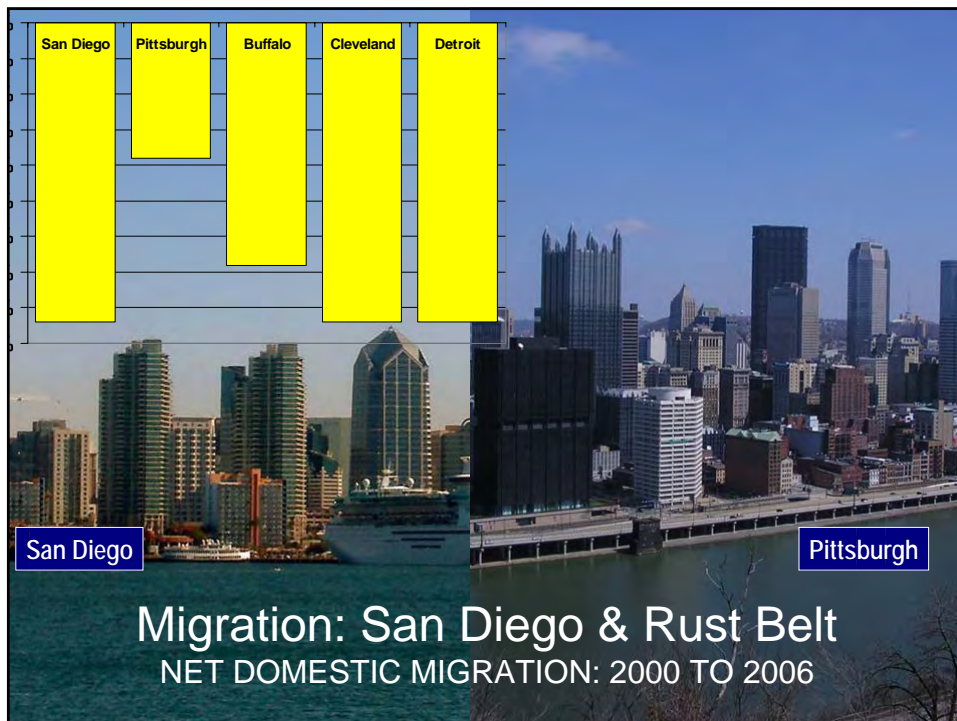


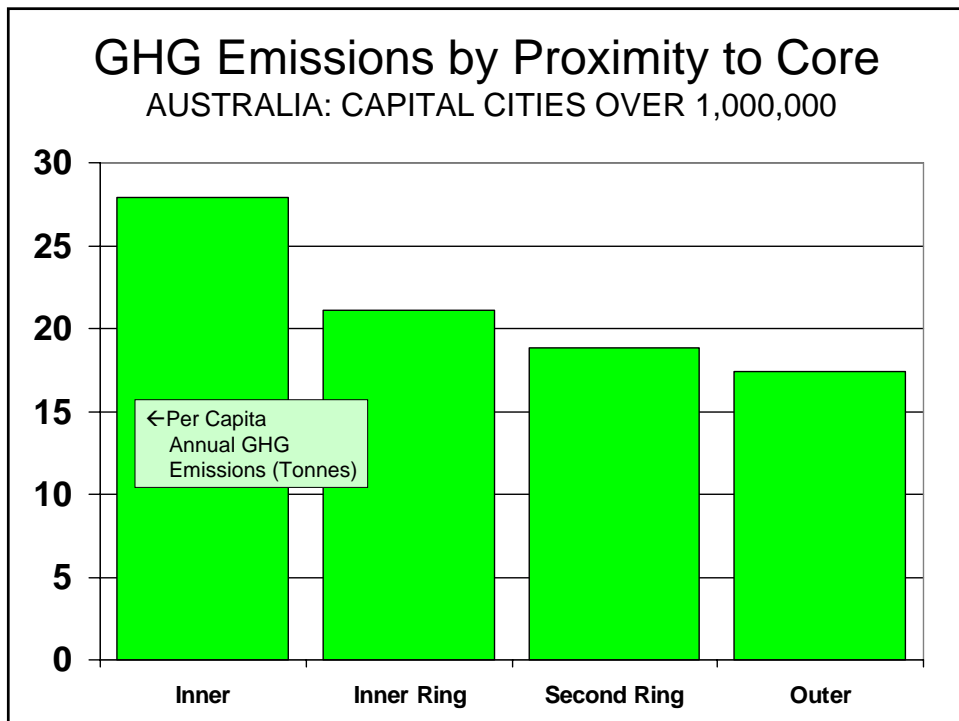
Land Regulations Stunt Economic Growth

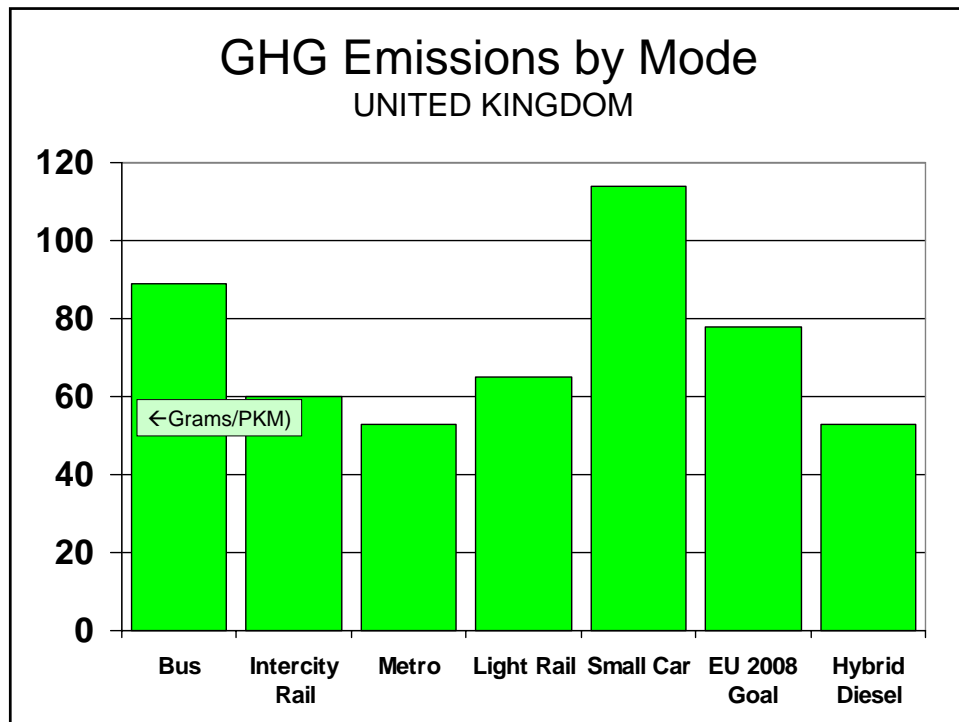
US FEDERAL RESERVE BOARD RESEARCH

20% less job growth
than expected in
metropolitan areas
with strongest
land use regulation
-Raven Saks
US Federal Reserve Board

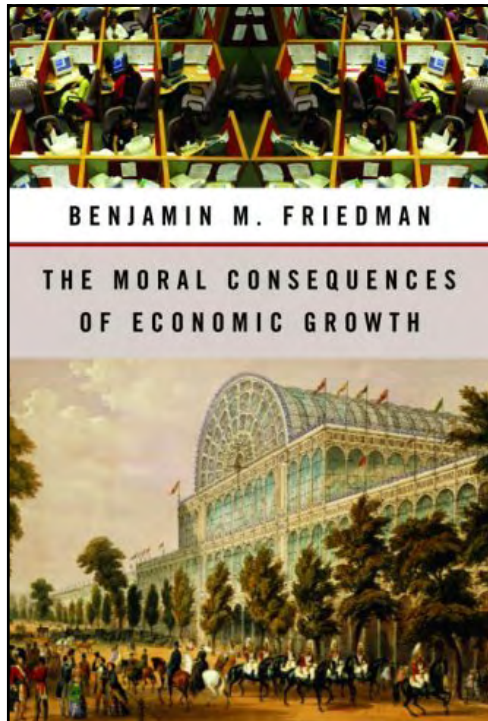
Philadelphia







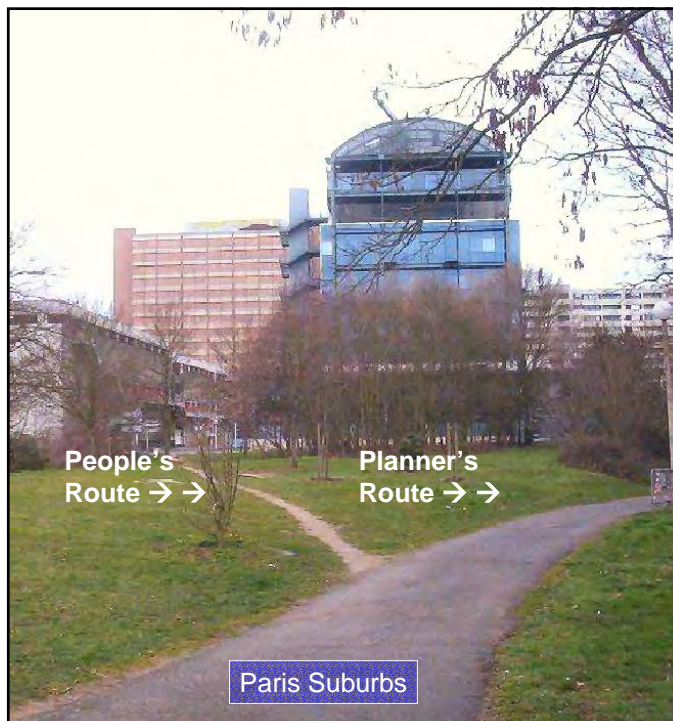




Poverty Is not An Option

ECONOMIC
GROWTH:

REQUIRED
FOR
SOCIAL
COHESION



People's
Route → →

Planner's
Route → →

Paris Suburbs

PLANNING REFORM: Back to Basics:

Not
telling
people
how to live...

Rather,
facilitating
life styles
people
prefer