



# **The Brookings Institution**

**Center on Urban and Metropolitan Policy  
Bruce Katz, Director**

## **Smart Growth and New Urbanism**

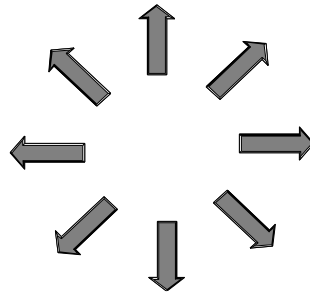
**Presentation to Congress for New Urbanism  
June 8, 2001**

## **Major Questions**

- **What are the general trends affecting metropolitan areas?**
- **What is the emerging smart growth agenda?**
- **Where do we go from here?**



## **I. What are the general trends affecting metropolitan areas?**

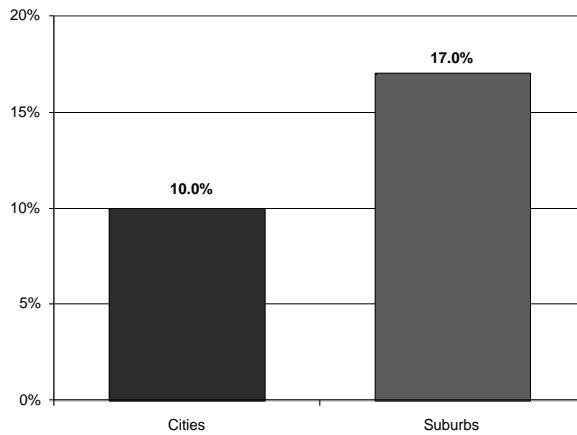


### **1. Metropolitan areas are decentralizing**



## Population Is Decentralizing

Suburbs grew faster than cities during the 1990s

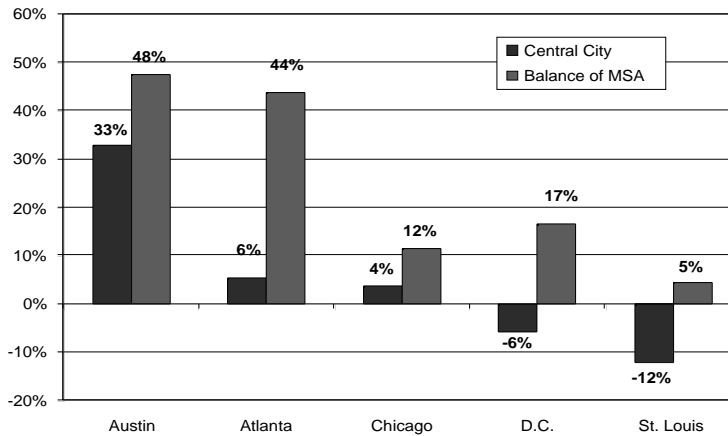


Source: U.S. Census Bureau



## Population Is Decentralizing

Central cities grew slower than their suburbs during the 1990s (to varying degrees)

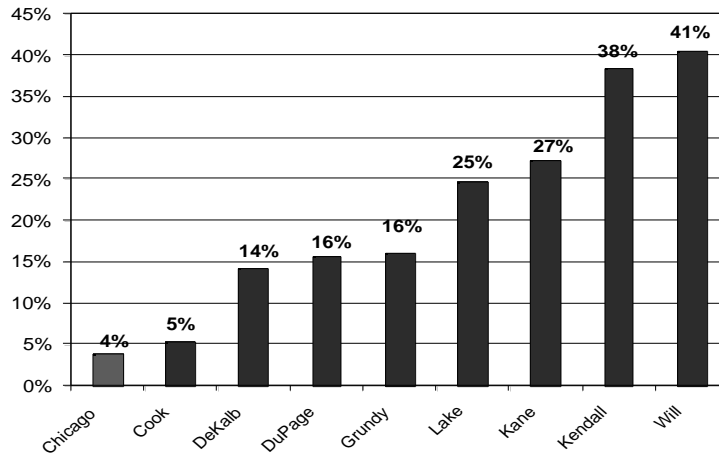


Source: U.S. Census Bureau



## Population Is Decentralizing

Chicago grew slower than its suburban counties

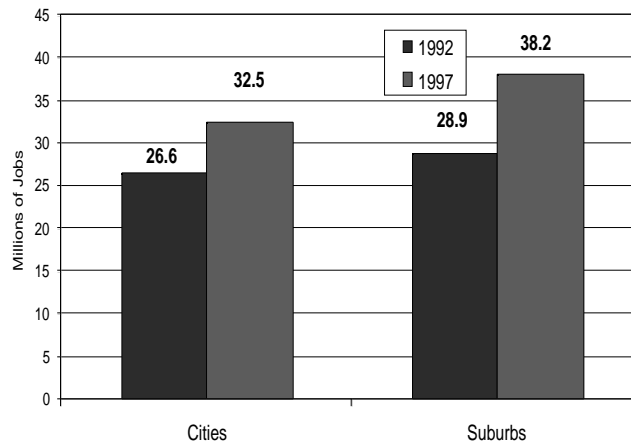


Source: U.S. Census Bureau



## Employment Is Decentralizing

Employment is also decentralizing. Cities gained jobs during the 1990s, but suburbs gained a lot more

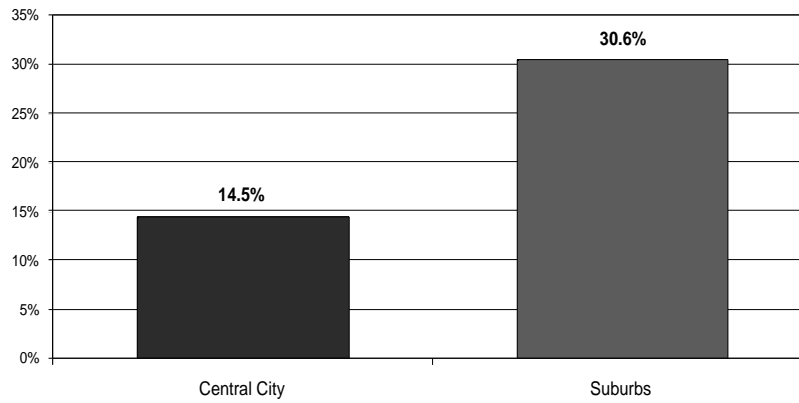


<sup>1</sup> Aggregated data for 114 large cities.

Source: U.S. Department of Housing and Urban Development, *State of the Cities 2000*.

 **Employment Is Decentralizing**

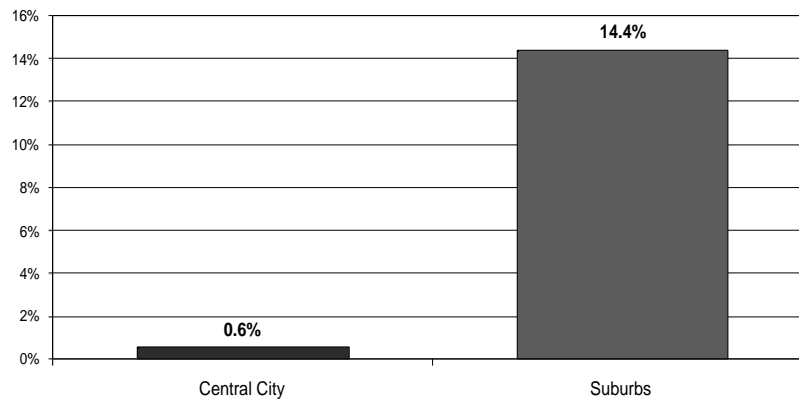
**in metropolitan Atlanta,**



<sup>1</sup> Based on changes between 1992 and 1997.  
Source: U.S Department of Housing and Urban Development, *State of the Cities 2000*.  
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 **Employment Is Decentralizing**

**in metropolitan Chicago,**

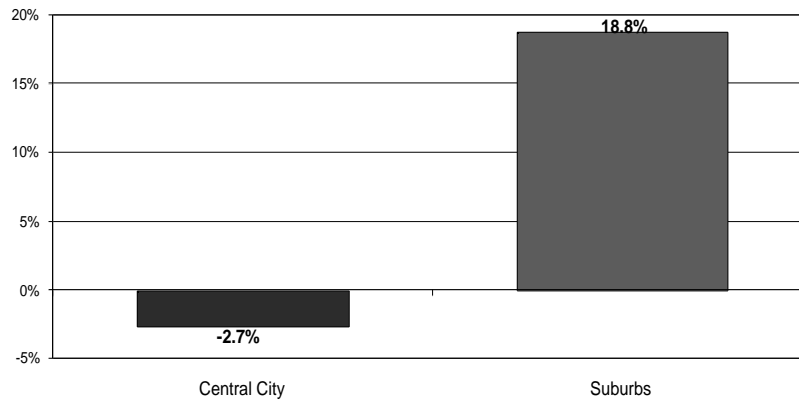


<sup>1</sup> Based on changes between 1992 and 1997.  
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## Employment Is Decentralizing

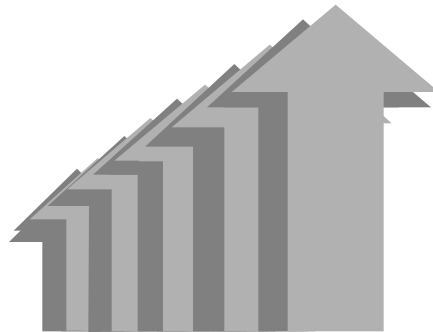
In metropolitan Washington, the city lost a number of jobs, while suburban employment increased dramatically



<sup>1</sup> Based on changes between 1992 and 1997.

Source: U.S Department of Housing and Urban Development, *State of the Cities 2000*.

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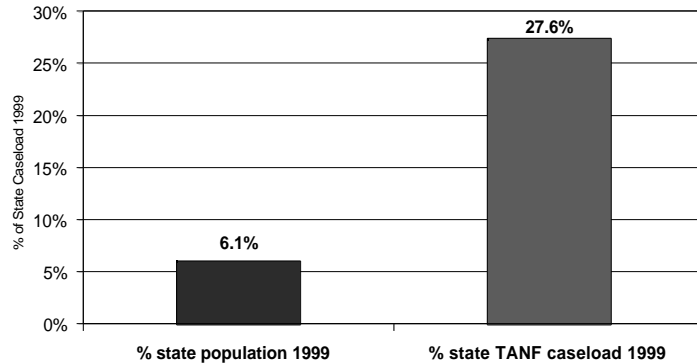


## 2. Decentralization Is Costly



## Decentralization Is Costly

Decentralization has left concentrated poverty in cities like St. Louis <sup>1</sup>. As a result, the city bears the burden of a disproportionate share of welfare caseloads



<sup>1</sup> Caseload data are for Cuyahoga county

Source: Katherine Allen and Maria Kirby. "Unfinished Business: Why Cities Matter to Welfare Reform." Brookings, July 2000.



## Decentralization Is Costly

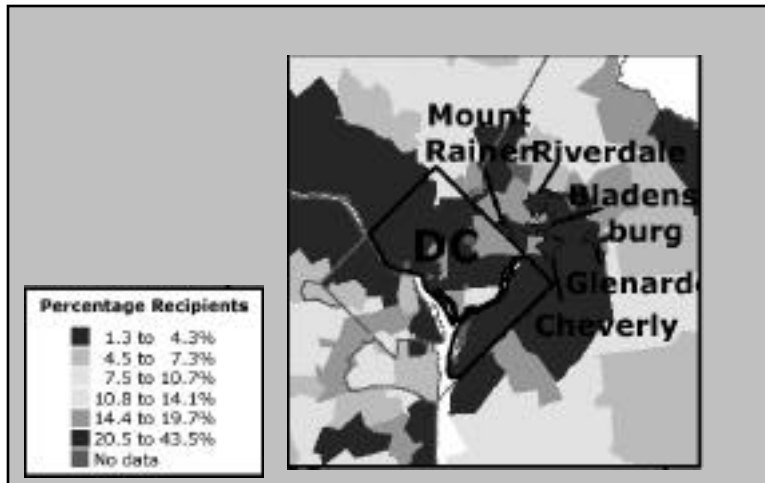
Older suburbs are beginning to take on many of the challenges of central cities.

- Increasing school poverty
- Growing racial and ethnic diversity
- Declining fiscal capacity.
- Declining commercial corridors and retail malls



## Decentralization Is Costly

Older suburbs are becoming home to the working poor.  
This map shows that recipients of the EITC are concentrated  
in Washington and its eastern suburbs



Source: IRS, E-File Demographics.



## Decentralization Is Costly

Decentralization has had many negative  
consequences for newer suburban areas



- Traffic congestion
- Air pollution



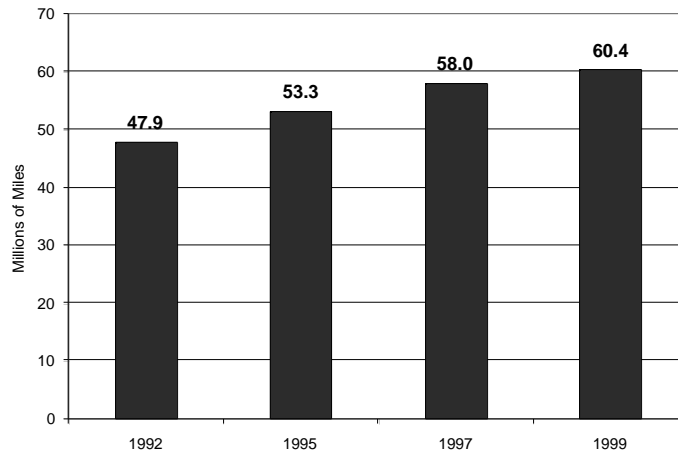
- Loss of open space
- Overcrowded schools





## Decentralization Is Costly

**In the St. Louis metro area, vehicle miles traveled increased by 26.1 percent between 1992 and 1999. Population increased by 2.1 percent over the same period.**

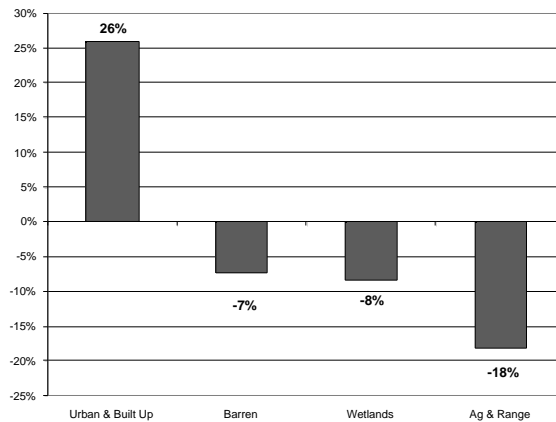


Source: U.S. Department of Transportation

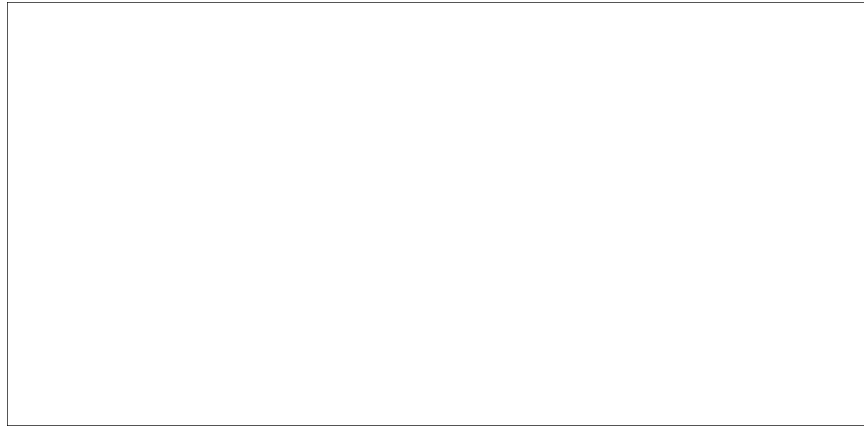


## Decentralization Is Costly

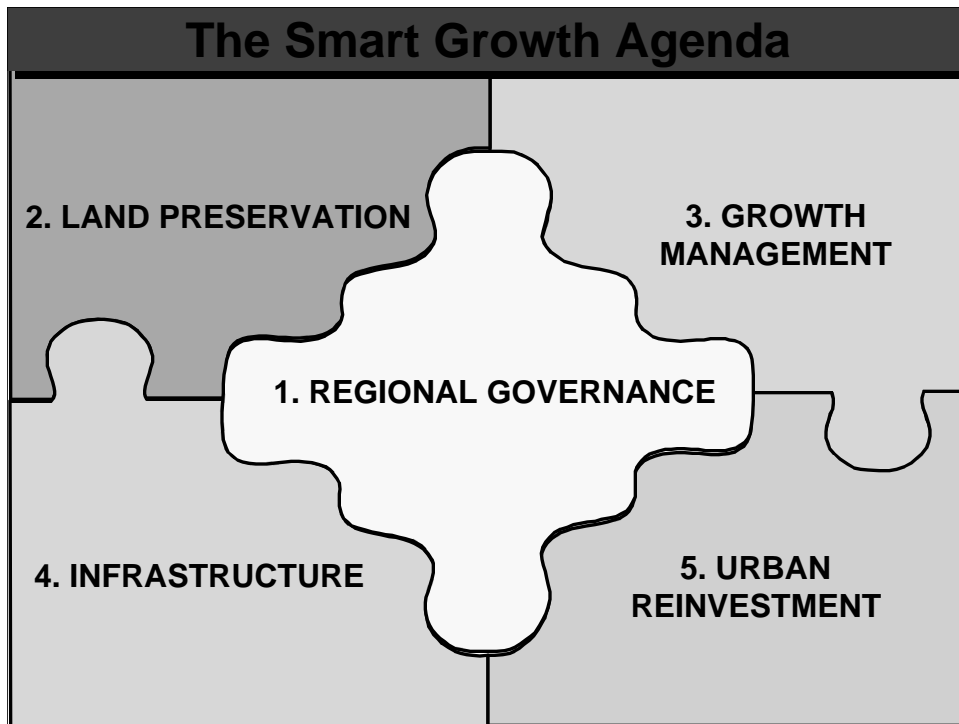
**Nationally, Since 1978, there has been a 26 percent increase in urbanized land area. Meanwhile, 18 percent of agricultural land and 8 percent of wetlands have been lost.**



Source: Natural Resources Management and Environmental Code Commission



## **II. What is the emerging smart growth agenda?**



***Georgia Regional Transportation Authority (1999)***

- **Combats air pollution, traffic congestion and sprawl development**
- **Mandates approval for major highway and development projects that affect the metro Atlanta region**
- **Requires local governments to cooperate with GRTA or face loss of state and federal funds for road-building**

***New Jersey Public Question #1  
Open Space Bond Referendum (1998)***

- **\$1 billion dollars over 10 years to preserve 1 million acres of resource lands**
- **Authorizes 16 counties (92 municipalities) to use property taxes or revenues from the sale of bonds for preservation and conservation**

 **Land Preservation**

***State Issue #1  
Clean Ohio Fund (2000)***

- **Voters authorized \$200 million in general obligation bonds for environmental conservation and natural areas, open space, farmlands, and other land dedicated to agriculture**
- **\$200 million in revenue bonds to remediate urban brownfields to promote economic development**

***Pennsylvania Growing Smarter Law (2000)***

- **Clarifies authority of counties and municipalities to create Locally Designated Growth Areas**
- **Encourages transfer of development rights from open space to planned growth areas**
- **Facilitates regional planning**
- **Gives local governments greater ability to withstand legal challenges while planning growth**

 **Infrastructure**

***Maryland Smart Growth and  
Neighborhood Conservation Act of 1997***

- **Targets major state funding (e.g. transportation, housing, state facilities) to Priority Funding Areas.**
- **Priority Funding Areas include municipalities, inner beltway areas, enterprise zones, industrial areas and new planned growth areas.**

***New Jersey “Fix-It First”  
Transportation Policy of 1999***

**Specific provisions require the state DOT to focus on the rehabilitation and technical augmentation of existing transportation facilities with new highway construction to come only after explicit approval of the legislature.**

 **Infrastructure**

***The California Tax  
Credit Allocation Committee***

**Approximately \$450 million per year is awarded in federal and state tax credits to assist in the construction and rehabilitation of affordable rental housing.**

- Applicants are determined by a point system that focuses limited tax credits in a manner consistent with sustainable growth.
- Points are allocated if the property is located within a set distance of transit corridors, park and recreational facilities, retail grocery shopping, schools and senior centers.

**Missouri**  
***Neighborhood Preservation Act of 2000***  
***Distressed Communities Program of 1998***

- **Missouri Neighborhood Preservation Act -**  
Provides tax credits to offset the costs of investment in repair and construction of owner-occupied housing in moderate-income neighborhoods.
- **Missouri Distressed Communities Program**  
State tax credit programs designed to support community revitalization and business relocation efforts in distressed areas.



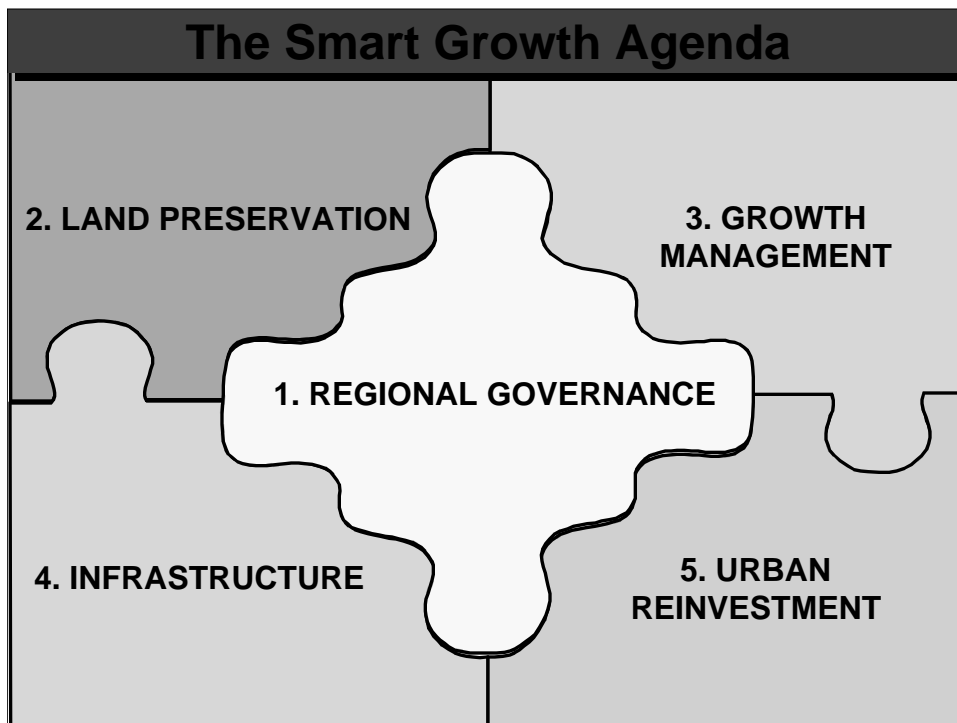
## **Urban Reinvestment**

**New Jersey**  
***The Rehabilitation Subcode of 1998***

- **Smart codes reduce the cost of redeveloping in older areas.**
- **Newark experienced a 60% increase in such rehab projects in the first year after smart codes were in place.**

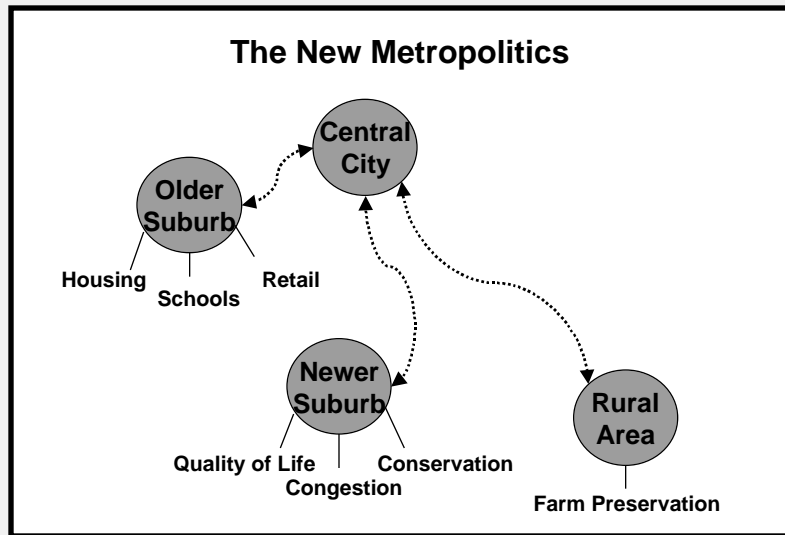


### III. Where do we go from here?





## The Smart Growth Agenda



Source: *Moving Beyond Sprawl*, Brookings Institution, 2000

### Why CNU Should Care

**The Smart Growth Agenda is about leveling the playing field between older communities and new exurbs. It changes government rules to fundamentally affect how metropolitan areas grow.**

**This provides the market and development context within which New Urbanism operates.**

**Without fundamental change in government policy, metropolitan areas will continue to sprawl out and regional quality of life will diminish.**

**The Next Ten Steps for  
Regional and State Reform**

1. Fill empirical holes
2. Identify policy reforms- top-down
3. Identify policy reforms- bottom-up
4. Develop strategies for achieving policy reform
5. Market & disseminate ideas
6. Understand consumer/voter/business
7. Build capacity of key constituencies
8. Support network of key constituencies
9. Convene
10. Cross-pollinate

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