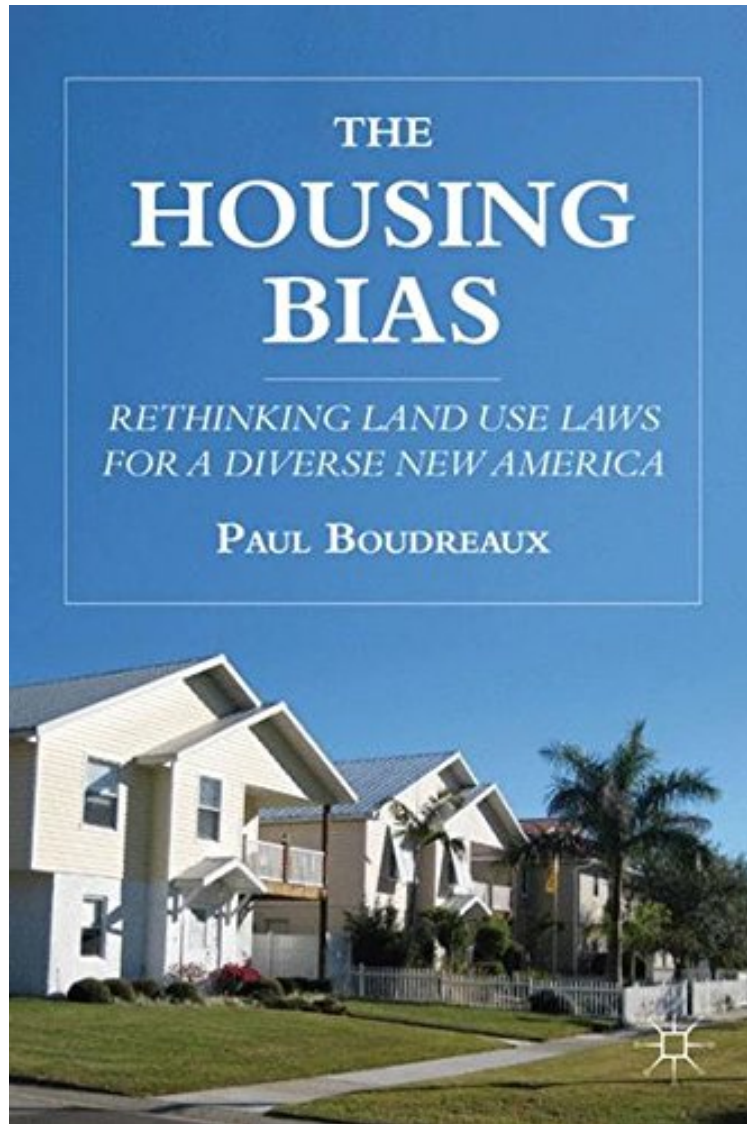


[E-BOOK] The Housing Bias: Rethinking Land Use Laws for a Diverse New America

The Housing Bias: Rethinking Land Use Laws for a Diverse New America

P. Boudreaux

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P. Boudreaux : The Housing Bias: Rethinking Land Use Laws for a Diverse New America before purchasing it in order to gage whether or not it would be worth my time, and all praised The Housing Bias: Rethinking Land Use Laws for a Diverse New America:

2 of 2 people found the following review helpful. fine popularization of good scholarshipBy Michael LewynScholars who write about zoning have long known that zoning restricts housing supply, and especially the supply of small

houses and apartments. Why? Because homeowners believe they have a right to veto new housing near them, and use this power through the political process to keep out any new housing (and especially apartments and smaller houses that might be less expensive than their own). Boudreaux puts a human face on this reality, writing several chapters about various examples of exclusionary zoning. He shows how such exclusion sometimes fails on its own terms. For example, one Virginia suburb tried to keep out the working class by excluding apartments. But when working-class immigrants came to that suburb to take available local jobs, they shared single-family houses, causing complaints about overcrowding. But when the construction business crashed with the housing market, these immigrants lost their jobs, and their houses were often foreclosed upon, creating more vacant houses than might have occurred had the immigrants been able to live in apartments. What's wrong with these policies? First of all, by limiting the overall housing supply, zoning increases housing prices. Second, by limiting in particular the supply of multifamily housing, zoning creates a mismatch between supply and demand: as Americans get married later in life and have fewer children, they need fewer big houses and more apartments, but zoning (which tends to disfavor apartments) keeps the market from meeting those needs. In addition, people excluded from older areas move further out into suburbia, which means more people driving more miles creating more traffic. I do wish, however, that the author had spent a bit more space on the harm caused by exclusionary zoning, and on alternative policies (though his last chapter does make a start in both directions). Not every housing market is as expensive as the places Boudreaux writes about: are these regions doing something right, or just lucky?

Arguing that our laws are skewed to benefit entrenched homeowners, at the expense of newcomers and lower-income households, this book advocates both for libertarian ideals and for social justice - an unusual and revealing combination.

"This book presents a very unique way of approaching real world examples of different zoning situations. A smooth and easy read with a variety of interesting anecdotes and examples." - Chad Emerson, Professor of Law, Faulkner University, Jones School of Law
About the Author PAUL BOUDREAUX is Professor of Law and LeRoy Highbaugh Research Chair at Stetson University College of Law, Florida, USA.