

Smart Growth Policies: An Evaluation of Programs and Outcomes

Introduction

**Eighth Annual New Partners for Smart
Growth Conference, Albuquerque**

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Gregory Ingram

Growth management

- 1970s – environmentally driven > regulation
- 1980s – growth, resource protection > planning
- 90s/00s – sustainability, energy, climate > incentives

Rising stakes.

General agreement on smart growth principles and objectives.

Time to assess effectiveness of programs?

Approach (1)

Objectives based evaluation:

Are the programs doing what they say they will do?

Five commonly shared goals or themes:

- Promote compact development
- Protect natural resources & environmental quality
- Provide & promote a variety of transport options
- Supply affordable housing
- Generate positive fiscal impacts

Compare smart growth states to other states:

Florida, Maryland, New Jersey, Oregon – statewide policies.
Colorado, Indiana, Texas, Virginia – varying local options.

Approach (2)

Identify measurable indicators for each goal:

- Available for each case study state.
- Consistently measured over time—definition, spatial unit.
- Available starting around 1990, or earlier, into 2000s.

Analyze indicators by theme & do 8 state case studies.

Survey opinion makers in each state and examine each state's regulatory system.

Compare results across smart growth and other states.

Manage 14 contributors and edit 16 chapters...

Preview of some key results

1. No state does well in all five areas.
2. Smart growth states do well in their priority areas: Oregon in land use; New Jersey in affordable housing; Maryland in land conservation.
3. Progress is being made on smart growth objectives disproving “smart growth impossibility theorem.”
4. Costly housing is not an inevitable product of smart growth. New Jersey does well in smart growth and is best case study state in affordable housing.

Smart Growth Policies: An Evaluation of Programs and Outcomes

Growth Patterns & Spatial Trends

New Partners for Smart Growth Conference,

Gregory Ingram, summarizing work by

Gerrit Knaap and Rebecca Lewis

National Center for Smart Growth

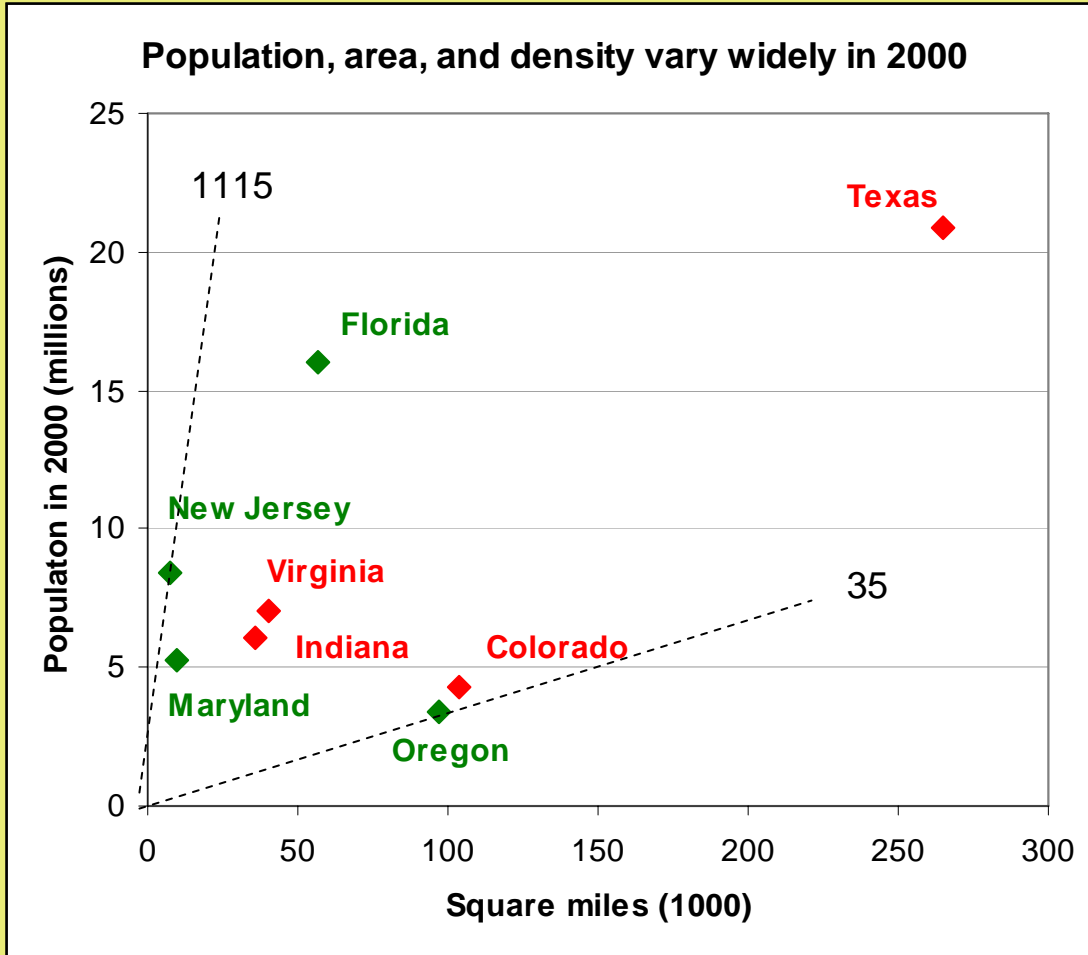
University of Maryland

Five sets of development indicators

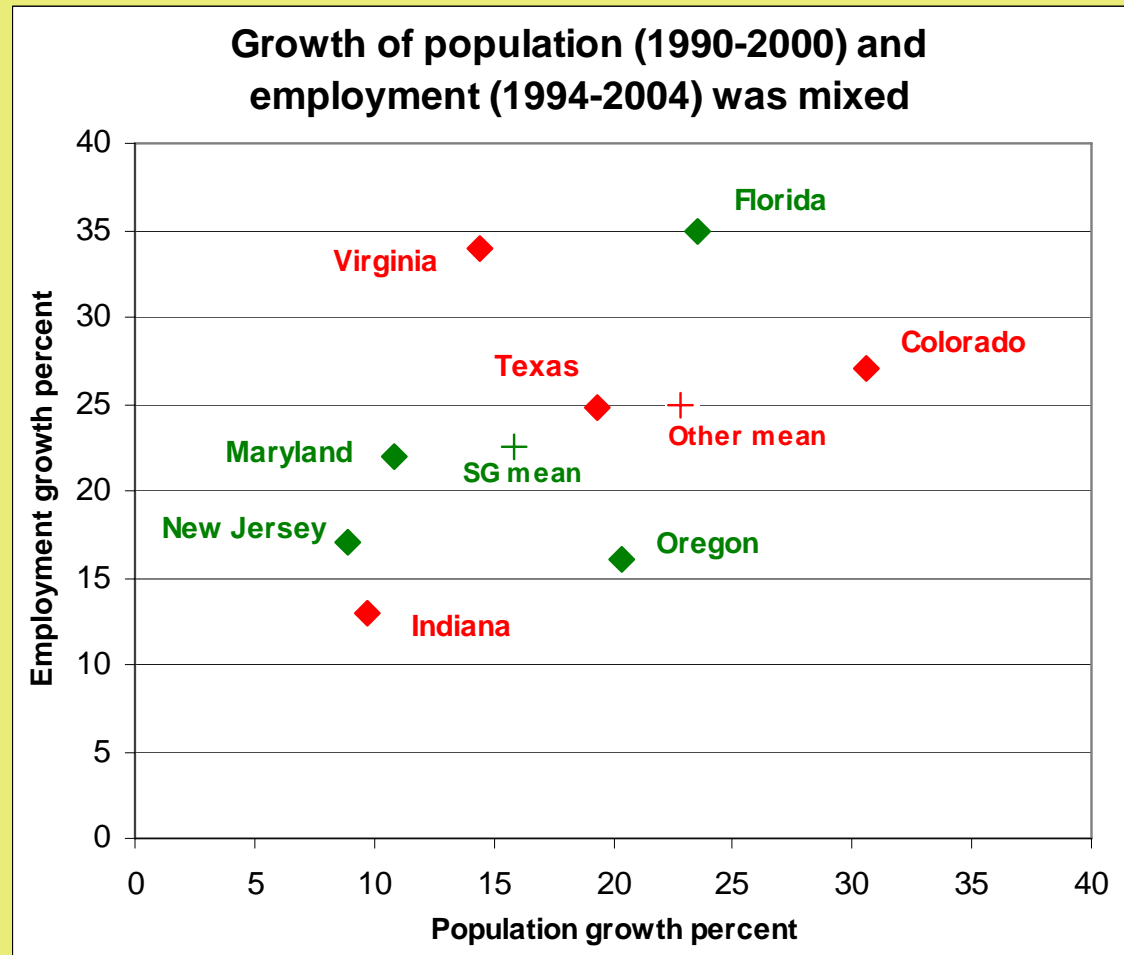
Table 1: Development Patterns Indicators

Indicator	Scale	Variables of Interest	Dates
Size and Growth	state	population and employment	1990, 2000 1994, 2004
Land Use	state	acres by land use type	1982, 1987, 1992, 1997
Concentration	state and metropolitan area	population and employment	1990, 2000 1994, 2004
Urbanization	state and metropolitan area	population	1990, 2000
Centralization	metropolitan area	population and employment	1990, 2000 1994, 2004

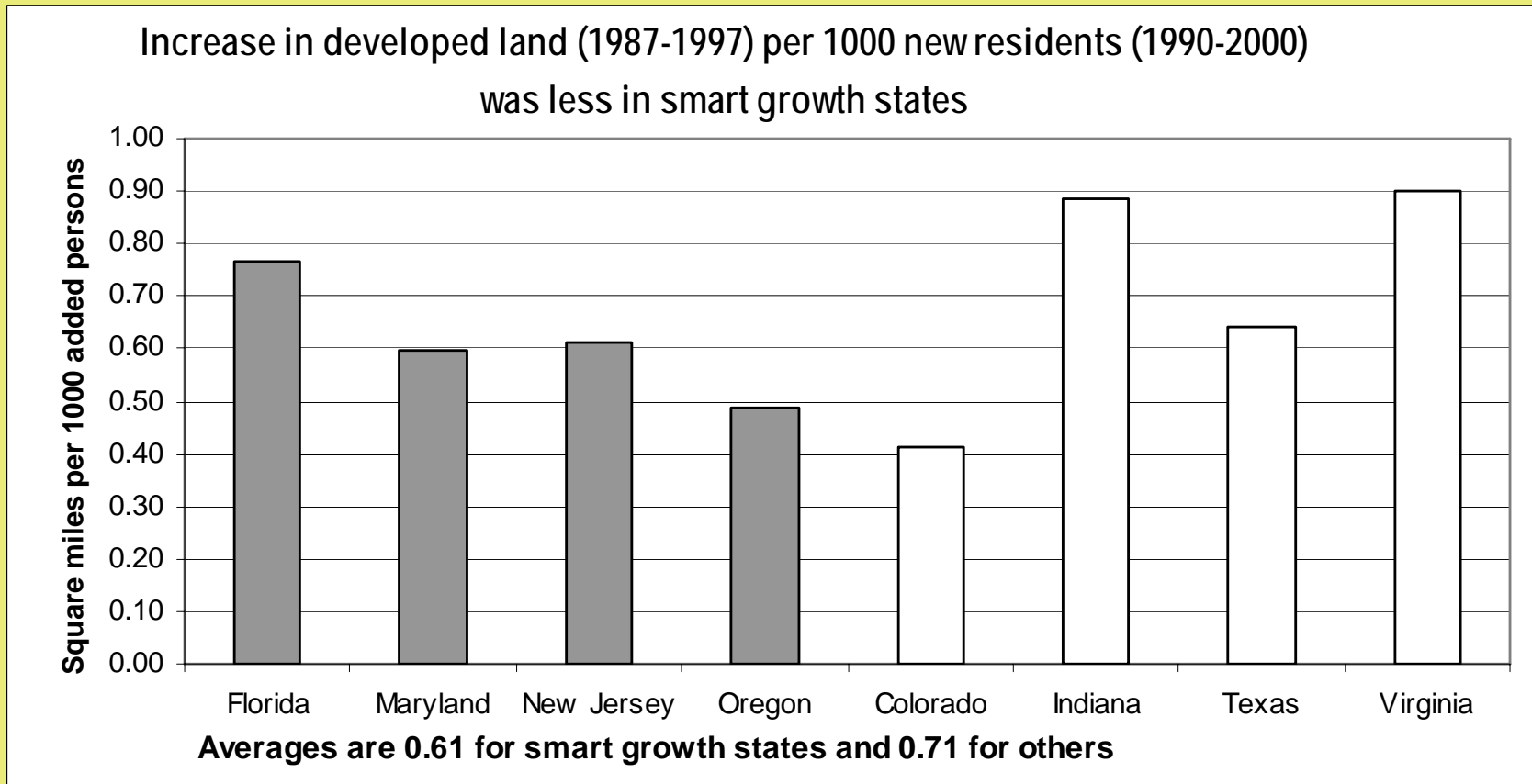
Population Size, Area, Density



Employment and Population Growth

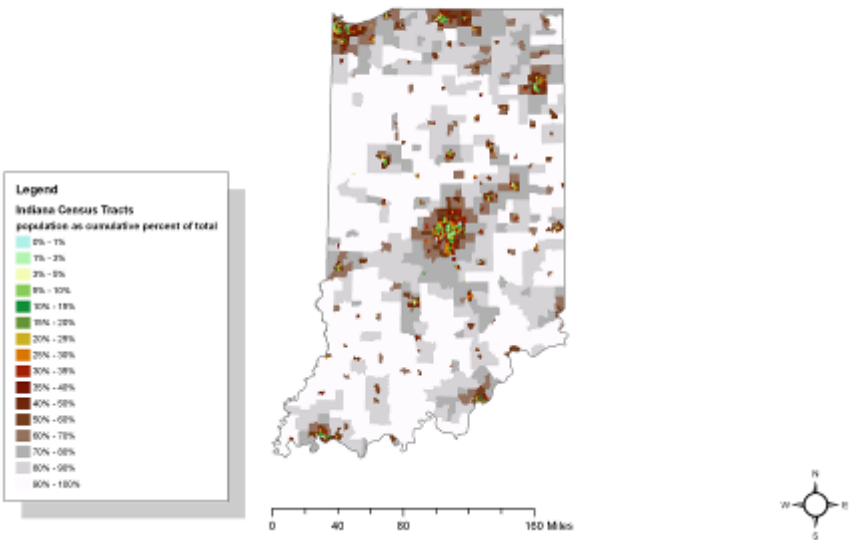


Marginal land consumption/new resident

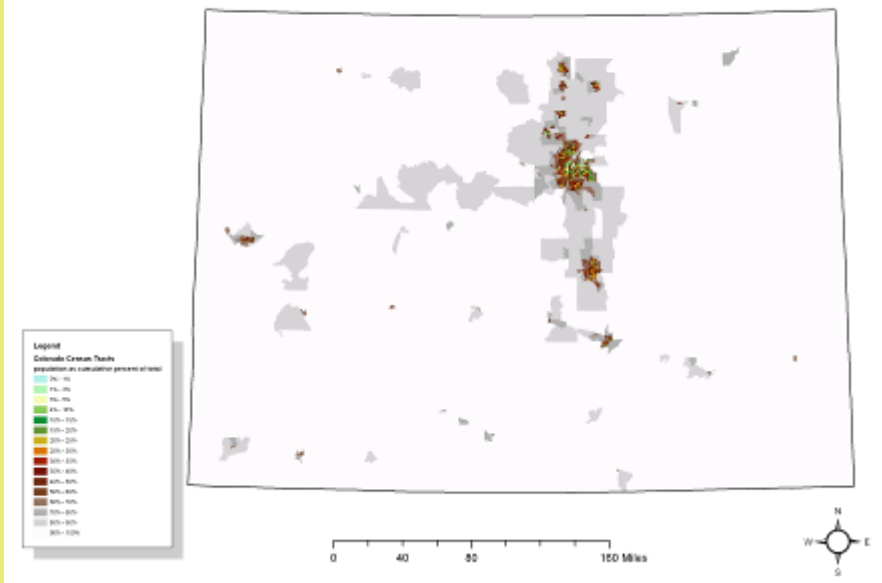


Concentration of Population, Employment

Indiana Population Concentration - 2000

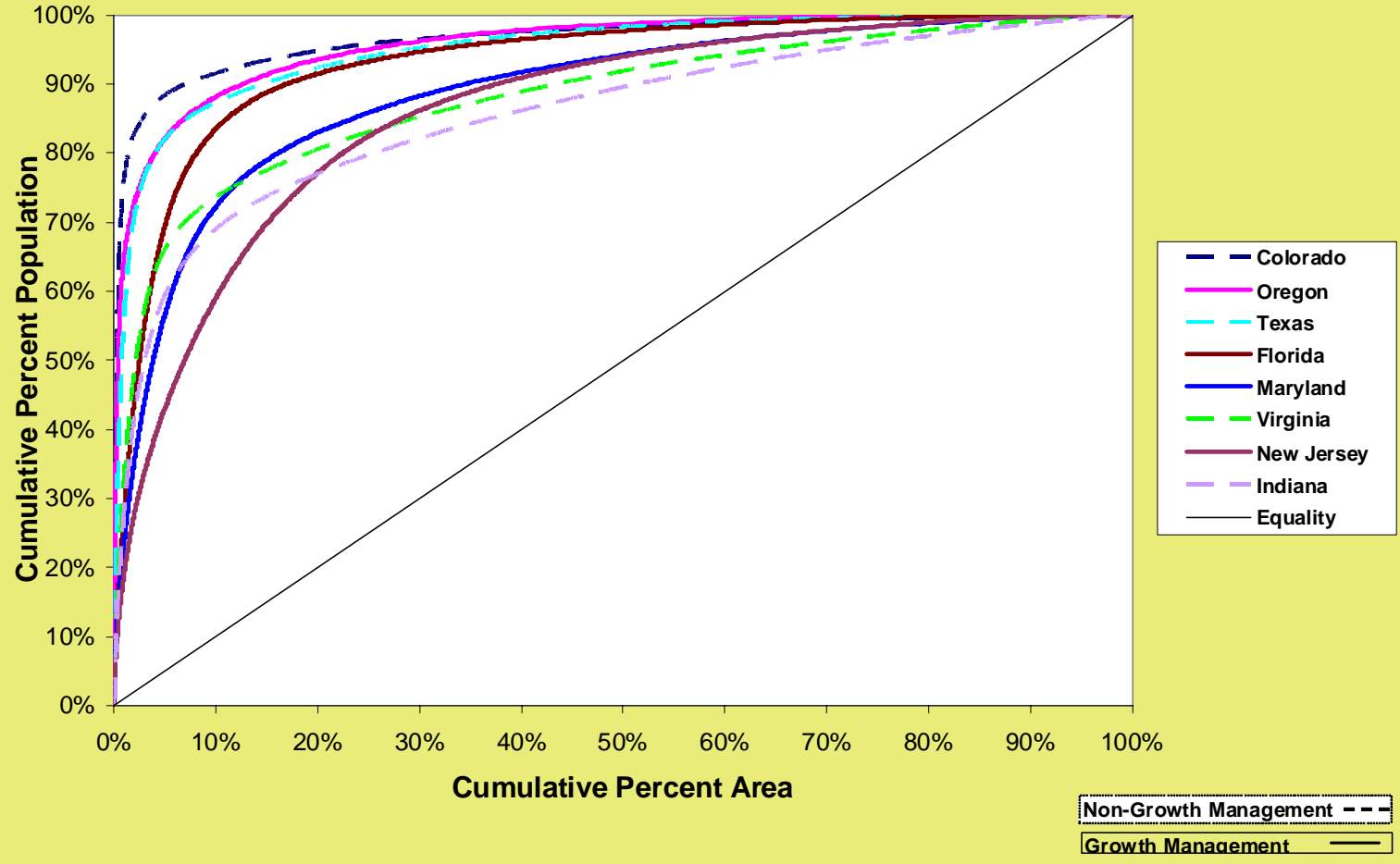


Colorado Population Concentration - 2000

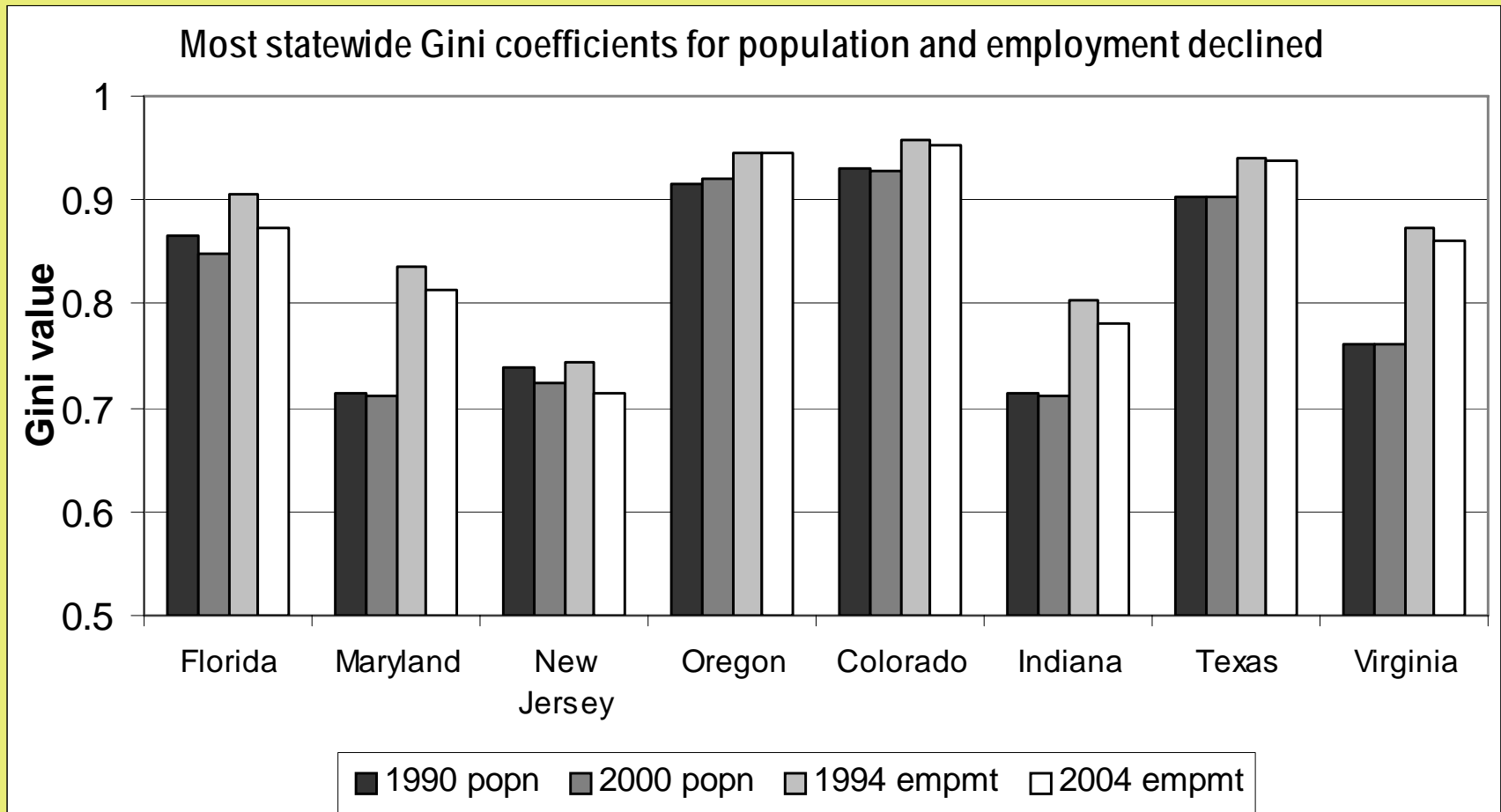


Concentration of Population, Employment

Statewide Population Distribution - 1990



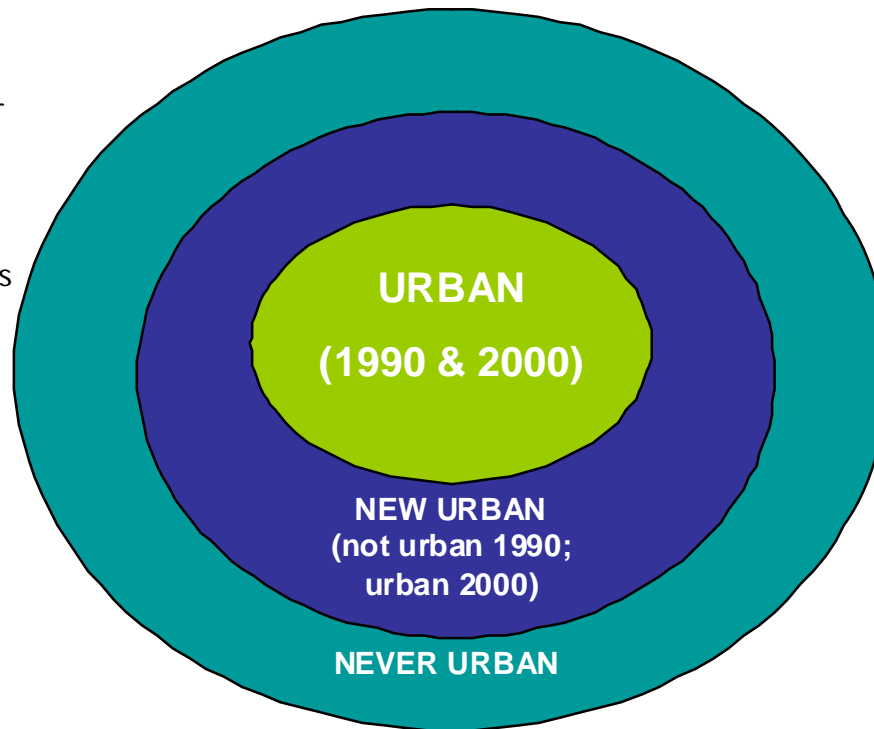
Concentration of Population, Employment



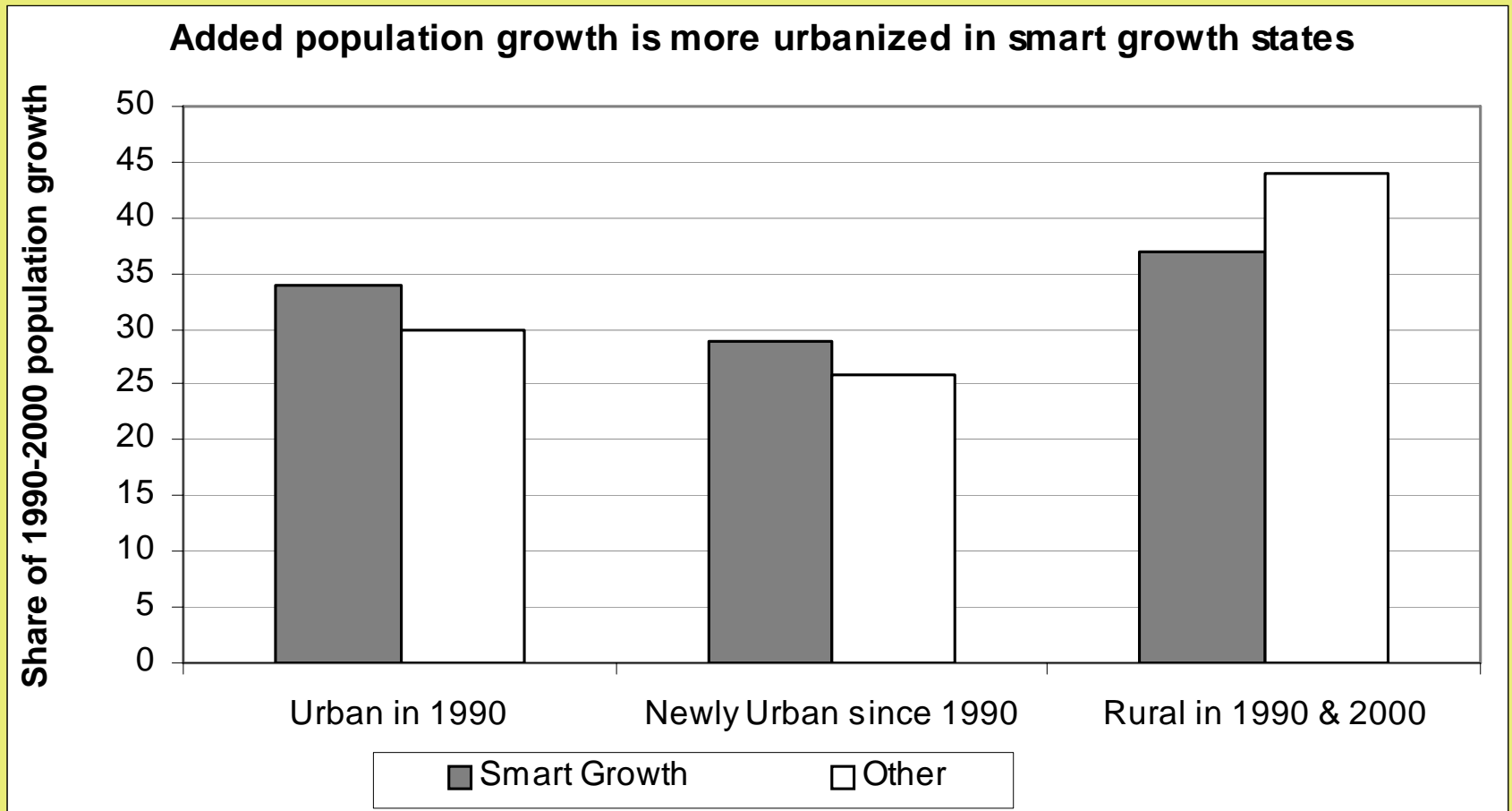
Urbanization of added population

Urban, New Urban, and Rural Demarcation

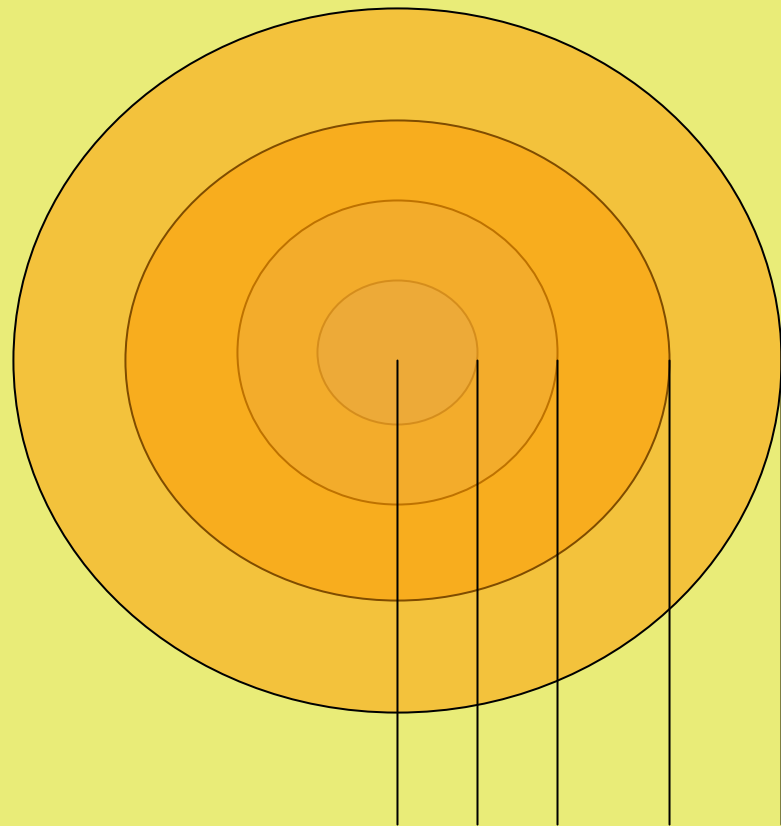
Urban area defined as density greater than 1000 persons per square mile;
>.6 households per acre



Urbanization of added population

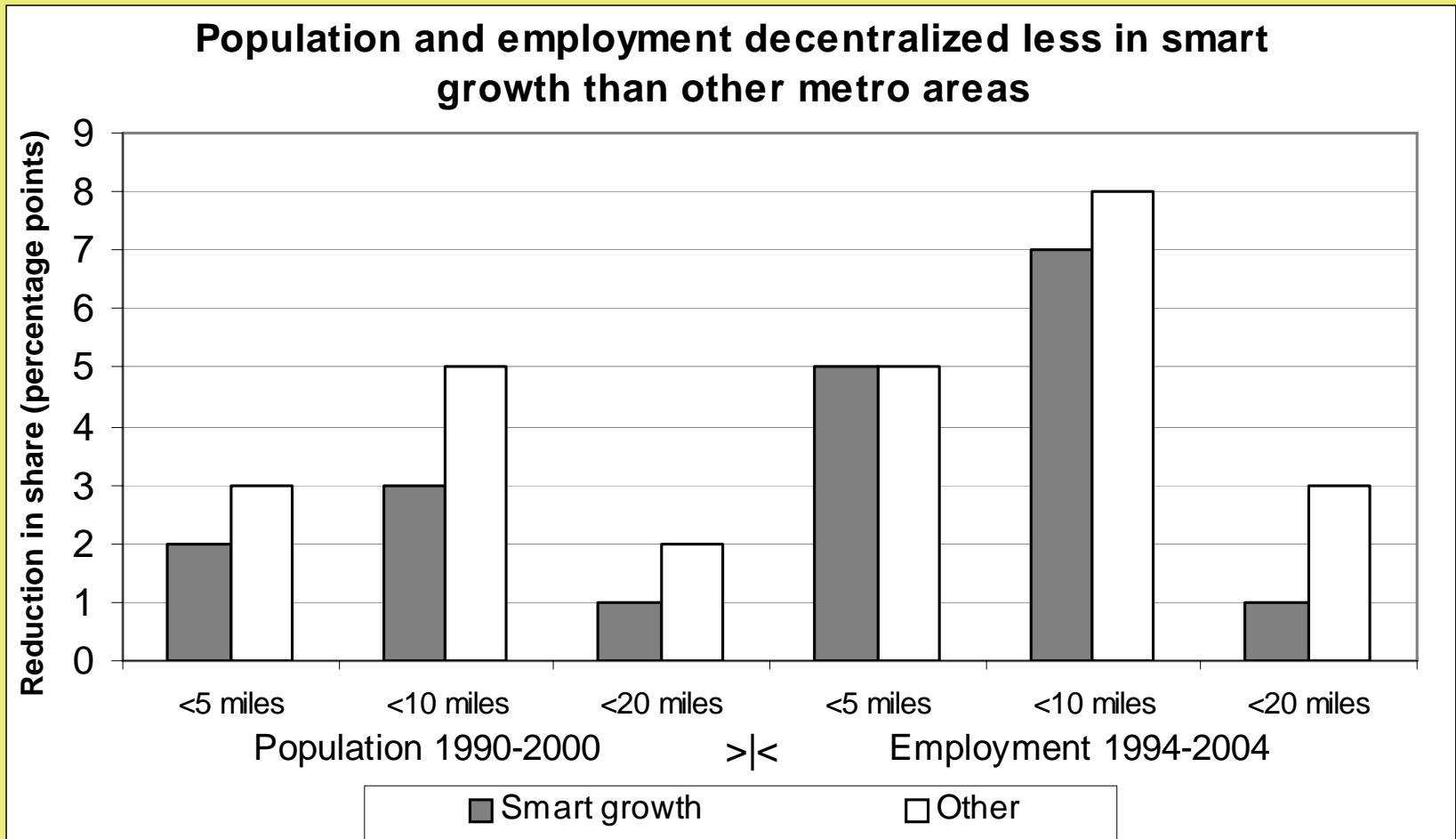


Urban decentralization



Miles from urban center → 0 5 10 20 30

Urban decentralization



Summary

- **The evidence is mixed but favors Smart growth states, who had**
 - **lower marginal land consumption,**
 - **more additional residents in urban areas, and**
 - **less urban decentralization**
- **However, smart growth states had more statewide deconcentration of jobs and people than other states.**
- **Across the indicators, Oregon had more growth management success than the other 7 case study states; Colorado was second; New Jersey third; and Florida eighth.**