An urban planner and professor at Northeastern University, Joan Fitzgerald delivers a scholarly analysis of contemporary trends in an informative and accessible journalistic style. The case-study method relies largely on field visits and interviews, supplemented by helpful figures and tables. *Emerald Cities*’ 242 pages, including 58 pages of detailed notes, references, and an index, appear to target policy makers and academics. The book should appeal to professionals and scholars working at the intersection of urban planning, economic development, and environmental policies. This critical review of green cities makes me hopeful about the prospects for enhancing local SD and its benefits.

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Nico Calavita and Alan Mallach (eds.) *Inclusionary Housing in International Perspective: Affordable Housing, Social Inclusion and Land Value Recapture* (Cambridge, MA: Lincoln Institute of Land Policy, 2010).

In this era of highly constrained federal and local government budgets, housing advocates around the world are looking for innovative ways to meet the needs of low- and moderate-income families. One such innovation, inclusionary housing (IH), either requires or incentivizes residential property developers to offer a percentage of their units to lower-income households at prices or rents they can afford. Since being pioneered in the United States in the 1960s, IH has been adopted by many other countries.

The literature on IH programs, however, is largely descriptive and lacking in assessments of the actual program impacts. *Inclusionary Housing in International Perspective* seeks to address this void by describing “why and how each of seven countries in this study has chosen to adopt inclusionary policies . . . and discern what works under what circumstances” (p. 8). The authors do an excellent job in meeting those objectives by providing detailed descriptions and critiques of IH programs in selected North American and European countries. The countries discussed range from those where inclusionary housing is mandated by national policy (Spain and Ireland), is explicitly enabled but not mandated (England, Italy, and France), or is left to the discretion of state or local governments (United States and Canada). An additional chapter provides shorter descriptions of IH programs in nine additional countries around the world.

In the introductory chapter Calavita and Mallach address the reasons why inclusionary housing policies have been adopted in countries around the world i.e., a rapid escalation of housing costs, reductions in national funding for social housing, and increased interest in fostering the social integration of low-income and minority populations. This chapter also introduces the central themes of the book, one of which is the legitimacy of capturing increases in land values that result from zoning changes and other public actions. Calavita and Mallach argue that this is the strongest justification for inclusionary housing programs. In the succeeding chapters, they describe how this justification underlies the strongest IH programs, such as those in England and Spain. A second theme is the role that IH programs can play in addressing the social exclusion of low-income and minority residents, partially a product of traditional public/social housing programs. In some countries, such as France, inclusionary housing is playing an important role in creating mixed-income and ethnically mixed communities.
Chapters 2–8 provide detailed descriptions of the inclusionary housing programs in the seven countries mentioned above. Each chapter begins with a succinct description of the evolution of land use regulation in the country, followed by a discussion of its general housing policies. The development and evolution of IH policies is then discussed and case studies at the state, regional, and/or local levels are presented. Information on the outcomes of these programs, such as the number and type of units produced, is also presented. These cases do an excellent job in illustrating how policies work in practice, and they uncover some of the shortcomings with the programs. Each chapter ends with a critique of that country’s IH policy or program and an assessment of its future prospects. The fact that Calavita and Mallach either authored or coauthored all but one of these chapters makes the chapters more cohesive than is typically found in edited volumes where the chapters are written by different authors.

In the concluding chapter, Calavita and Mallach address many of the cross-cutting issues raised in the preceding chapters. They seek to determine the income groups that are served by IH programs; the relationship between IH programs and more traditional social housing programs; and the market conditions under which IH programs are most likely to be effective.

This last point is of particular interest given the slowdown in market-rate, residential construction in many countries. By their nature, the production of affordable units under IH programs is directly related to the production of market-rate units. So, given the recent recession, the production of affordable units has dropped along with the addition of market-rate units. Fortunately, this book is recent enough for the authors to comment on this shortcoming of IH programs. Specifically, they argue that “...one of the greatest advantages of inclusionary housing is that it becomes more effective in strong market environments, which, by pushing up housing production costs and demand for land, impose the greatest constraints on more traditional public-subsidy driven methods of creating affordable housing” (pp. 371–72). The authors are quick to point out, however, that IH programs are not an alternative to direct public investment in affordable housing. The two types of programs can and should work together.

This timely and highly relevant book is an essential resource for academics, policy makers, and practitioners interested in IH. If there is a shortcoming, it is the lack of a rigorous analysis of who bears the costs of IH programs and of the density bonuses that are sometimes offered to developers in compensation for providing units at below-market costs. This book would have been even stronger if it contained a chapter that analyzed the factors that determine the extent to which land owners, developers, market-rate home buyers, and the general public bear the costs of providing IH units. Nevertheless, this book goes a long way toward closing the gap in our knowledge of the nature and impacts of IH policies and programs around the world.

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This book is fun. It offers 101 images drawn from more than 170,000 photographs taken under the aegis of the Farm Security Administration (FSA) and Office of War Information (OWI) in the later 1930s and early 1940s. Many of us know the FSA documentary photography project