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THE MISSION

The DeVoe L. Moore Center at Florida State University is an interdisciplinary unit in the College of Social Sciences dedicated to increasing knowledge and public understanding about the role of government in a market economy. The Center emphasizes the study of how government rules, regulations, and programs affect the economy and individuals. Bringing the insights of economics, political science, geography and public administration to the study of state and local regulations is a major focus of the Center’s efforts.

FROM THE DIRECTOR

Keith R. Ihlanfeldt

This past year represents the ninth year that the DeVoe L. Moore Center has existed. Since its inception, hundreds of students have been touched by the Center’s activities by taking undergraduate and graduate courses taught by Center faculty, attending lectures given by distinguished visiting scholars, and working on Center sponsored research activities. Upper division undergraduates have been engaged in research in class projects, have taken Directed Independent Studies sponsored by Center faculty, and have been employed as Undergraduate Research Assistants. Graduate students enrolled in our workshop on State and Local Regulation have been engaged in research projects primarily in their role as research assistants and as recipients of DeVoe L. Moore Dissertation Fellowships. This report chronicles some new achievements that we accomplished during the past year and provides an overview of what we have planned for the upcoming year.
Virtually everything that the DeVoe Center was involved with over the 2007-2008 academic year had to do with land – how to develop it, how to regulate it, and how to preserve property owners’ freedom to use it. For example, two of the three Critical Issues Symposia sponsored and hosted by the Center focused on major land use issues currently confronting the state of Florida – public land acquisition and public school sitings. At the first symposium top scholars from across the nation investigated the benefits and costs of the Florida Forever program, which is the largest land acquisition program in the U.S. Overall, we concluded that the program’s benefits exceeded its costs and the conference authors strongly recommended that the program be continued. Florida Forever was extended by the state legislature and approved by the Governor at this year’s legislative session. The symposium on school sitings was also very timely, given that school concurrency was recently added to Florida’s growth management program. The conference participants included both academics from prestigious schools, such as the University of California at Berkeley and the University of Maryland, and Florida policy-makers, who presented papers dealing with all aspects of school sitings, including its effect on traffic congestion, commuting behavior, and, most controversial, urban sprawl. Even a link between school location and global warming was established.

Land use was also the focus of an externally funded project that Professor Tim Chapin and I did for the Lincoln Land Institute. This project compared states with and without growth management programs in an attempt to determine whether growth management has had tangible benefits. The project, conducted in concert with other researchers from across the country, investigated growth management’s effects on the environment, transportation options, housing affordability, and urban form. Benefits in these areas were found to exist, but were not found to be large in magnitude. This conclusion is consistent with the Center’s earlier case study of growth management in the state of Florida, which was published in 2007 as a book by Ashgate Press and edited by Professors Chapin, Connerly, and Higgins of the Department of Urban and Regional Planning. The book, entitled *Growth Management in Florida: Planning for Paradise*, was chosen for the cover story of FSU’s Winter/Spring 2008 issue of *Research in Review*. This was the second time the Center’s research was highlighted in the *Review*. Earlier the *Review* covered our work on development impact fees.

Land use was also the topic of three new Policy Briefs published by the Center and was a common theme of the talks given by three distinguished developers that came to campus to speak to the students during Spring semester. Our speaker series, now in its fourth year, is a joint effort between the DeVoe Moore Center and The Business School’s Real Estate Program.

Finally, also land use related is a close to one million dollar grant that the Department of Urban and Regional Planning obtained from the Florida Division of Emergency Management (FDEM). One of the objectives of the Center is to provide support to students and faculty who seek external funding related to the Center’s mission. The FDEM funding was based on a pilot project that was funded by the Center in 2004 –
2005, entitled “MPO Partnership Roles in Growth Management, Economic Development, and Environmental Protection”.

Regarding the future, there are three big “events” that we are quite excited about. First, Professor Tim Chapin of the Department of Urban and Regional Planning will be joining the Center as a faculty member. Previously Tim was a faculty affiliate of the Center, but he has made such a large footprint on the Center the past few years with his research on Florida’s growth management program that he clearly earned faculty member status. We look forward to working even more closely with Tim now that he is a Center faculty. Second, we have decided to offer Center-sponsored undergraduate courses beginning Fall semester. These courses will focus on land use regulation and will be unique in that they will contain a significant amount of “in the field” experience. The students will have the opportunity to interact with developers, land use attorneys, and urban planners in order to see the regulatory process from different perspectives, both private and public. The courses will be project-based, where students will actually work on a land use problem that needs a solution. To teach these new courses the Center has hired a teaching specialist. I am happy to report that the first person to staff this position is Thomas Mayock, who this past year was a DeVoe Moore Dissertation Fellow. Tom has been studying land use regulation the past two years and is anxious to share with the students what he has learned.

Finally, we have three symposiums planned for the upcoming academic year. One will be on intergovernmental cooperation to be organized by Professor Rick Feiock of the Askew School of Public Administration, one will be on the interrelationship between transportation and land use to be organized by Professor Tim Chapin of the Department of Urban and Regional Planning, and one will be on the economics of crime to be organized by Professor Bruce Benson of the Department of Economics. The last symposium already has a publisher. The 23 chapters that will be presented at a DeVoe Moore Center Critical Issues Symposium in March of next year will be published as a book titled the Handbook on the Economics of Crime, to be published by Edward Elgar and edited by Professor Benson. Crime has an enormous impact on land use and economic development within urban areas. Hence, it is an ideal topic for a Critical Issues Symposium sponsored by the DeVoe Moore Center.

INSTRUCTION

Central to the DeVoe L. Moore Center's mission is educating our students to have a greater understanding of the proper role of government in a market economy, stimulating a greater appreciation for the free enterprise system, and improving their understanding of the causes and consequences of state and local government rules and regulations. Courses focusing on these issues have been developed by Center faculty. During the 2007 - 2008 academic year, 500 undergraduate students were enrolled in courses that cover government regulation taught by Center faculty. At the graduate level,
200 students were enrolled in these courses. Other educational opportunities for FSU students include participating in the Center’s Critical Issues Symposium, attending Distinguished Lecture Programs and lectures by visiting scholars. During the past year a number of speakers were brought to campus through these programs to speak on issues related to government regulation. Another educational opportunity provided by the Center to FSU students is that they may take a series of courses that lead to the Center’s Certificate in Political Economy.

**Undergraduate Studies**

Center faculty and affiliates teach a wide variety of undergraduate courses that focus on the role of government in a market economy and are closely related to our mission. Among the regularly scheduled undergraduate courses taught by Center faculty and affiliates that are directly related to our mission are the following:

- ECO 2000 Introduction to Economics
- ECO 2013 Principles of Macroeconomics
- ECO 2023 Principles of Microeconomics
- ECO 3303 History of Economic Ideas
- ECO 3933 Economics of Native Americans
- ECO 4504 Public Sector Economics
- ECO 4003 Public Policy and the Quality of Life
- ECO 4554 Economics of State and Local Government
- ECP 3451 Economics and the Law
- ECP 4413 Urban Economics
- POS 3142 Local Government
- POS 3122 State Politics
- PUP 3713 Introduction to Public Policy
- URP 3000 Introduction to Planning and Urban Development

Center faculty have also developed new courses that focus on understanding and analyzing issues related to the impact of state and local regulations on citizens’ freedom, local economic development, environmental quality, and the quality of life. One such course has received special recognition: Bruce Benson’s course, “The Economics of Native Americans”, received the Leavey Award for Excellence in Private Enterprise Education that is made annually by the Freedoms Foundation at Valley Forge. Bruce’s course presents the important economic ideas and concepts about the absolutely vital role of property rights and free markets for economic growth and progress. It was taught during the spring semester and had 48 students.

Another example of a Center faculty member teaching a course especially relevant to the Center’s mission is a course taught by faculty affiliate Tim Chapin of the Urban and Regional Planning Department entitled “Growth Management”. This course provides a detailed overview of growth management principles and practices in the United States. A substantial portion of the course focuses on land use policies and
approaches to Oregon, Maryland, and New Jersey. In this course the genesis of these states’ very comprehensive planning makes them national leaders in growth management policy. Different approaches to managing growth are discussed. In addition, students gain a detailed understanding of the major organizing principles of each approach and how these approaches actually work. The course also provides a detailed overview of the Florida growth management and comprehensive planning approach. The course discusses the role of comprehensive plans in shaping communities, the state’s role in reviewing these plans, and the role of citizens in the planning process. The course also covers concepts key to growth management in Florida, including concurrency, developments of regional impact (DRIs), and state and local land preservation efforts. Recent changes to the state’s growth management system, including changes relating to SB360, also are discussed.

Another course that fits well within the Center’s mission is the Economics of State and Local Government, which is taught by Professor Thomas McCaleb of the Economics Department. Tom now teaches this course both face-to-face (46 students in Fall 2007) and via distance learning (25 students in Summer 2007).

Certificate in Political Economy

Undergraduate students can earn the Certificate in Political Economy by satisfactorily completing the Principles of Economics (two courses) and five other courses in Economics, Political Science, and Public Administration that are closely related to the Center's mission. Students who complete the required set of courses and a Capstone course or work as undergraduate research assistants are awarded the Certificate.

Graduate Training

Graduate training is central to the Center's mission in three ways. First, Center faculty and affiliates teach courses that better prepare graduate students for positions that involve teaching about the proper role of government in a market economy and the consequences of local and state regulation. Second, graduate students serve as assistants on the Center's various research projects on the impacts of government regulation. Third, the students' original research in master's theses and doctoral dissertations directly contributes to our knowledge about the impacts of government regulation and public policies. Among the graduate courses taught by Center faculty are:

- ECO 5533  Public Choice
- ECO 5932  Graduate Tutorial
- ECO 5936  Neo-Institutional Economics
- ECO 5936  Applied Microeconomic Theory
- ECO 5936  Urban and Regional Economics
- ECO 6938  Political Economy Workshop
- POS 5045  Urban Politics and Policy
In addition to the new undergraduate courses that have been developed by Center faculty, new graduate courses have also been developed. One of these courses is entitled *Neo-Institutional Economics* and was offered for the first time during 2001-2002 and is now part of the graduate curriculum. Traditional “neoclassical” economics assumes that property rights are clearly defined and enforced and that the costs of coordinating and motivating economic activity (transaction costs) are zero. This course, taught by DeVoe L. Moore Professor Bruce L. Benson, relaxes these assumptions in order to analyze the consequences of both secure property rights and insecure rights since property rights can be easily changed through political or bureaucratic processes. It also explores the impact of institutions (firms, law, bureaucracies, and private organizations) on economic performance.

**Workshop in State and Local Regulation**

Another graduate course, “Workshop on State and Local Regulation,” was first introduced in the Fall of 2001. It is offered every Fall semester for students affiliated with the Center and is taught by Center director Keith Ihlanfeldt. Students working on dissertations, graduate assistants, and faculty affiliates make presentations in the workshop about research that is related to the Center's mission. Scholars from other institutions are invited to present their work. The workshop also provides a forum to discuss research proposals that examine issues related to the Center’s mission. Twenty graduate students from Economics, Political Science, Urban and Regional Planning, and Public Administration enrolled in this workshop during the 2007 - 2008 academic year.

**Graduate Student Recruitment**

The Center has been active in supporting faculty and departments in their efforts to recruit graduate students who have an interest in teaching and doing research on issues related to the Center's mission. During the last year we helped recruit several graduate students by facilitating their visits to campus, interviewing them, and telling them about the Center's programs.

**Dissertation Fellowships**

The DeVoe L. Moore Dissertation Fellowship program plays an important role in achieving the Center's mission. By sponsoring dissertation research, we encourage
promising scholars to study the impacts of government intervention with a special emphasis on state and local rules and regulations. When these fellows are employed in academic posts and public policy positions, they can potentially communicate their knowledge about the Center's mission throughout the country. Recent fellows have taken positions within state and federal government and at a number of leading universities. Examples include the University of Iowa, the Shimberg Center for Affordable Housing at the University of Florida, the Florida House of Representatives, the U. S. National Institute of Health and the University of Oklahoma.

**Fellowships Awarded for 2008 - 2009**

Pamela Dowd (Economics): Rent Burdens in the State of Florida: A Three-Tiered Analysis”

Huston John Gibson (Urban and Regional Planning): “Perceived School Quality and Its Effect on Monetary Housing Value”

Dristi Neog (Urban and Regional Planning): “Evaluating the Effect of Work Place Built Environment on Travel Behavior of Employees in Florida”

**Fellowships Awarded for 2007 - 2008**

Myungun Jang (Urban and Regional Planning): “Bridging Social Capital and Philanthropic contributions to Community Development Organizations: A Case of Florida’s Neighborhood Assistance Program”

Heather Khan (Urban and Regional Planning): “Urban Redevelopment in the Sunbelt: Assessing the Determinants of the Municipal Adoption of Tax Increment Financing in Florida”

Sung-Wook Kwon (Public Administration): “Regional Organizations and the Coordination of Services and Land Use Regulation among U.S. and Florida Cities”

In-Won Lee (Public Administration): “The Influence of Actor Attributes and Social Relations on Game Transition: Collective Action and Collaborative Economic Development Policy”

Bernadette Marion (Geography): “Gauging Urban Form with Measures of Segregation: Developing and Evaluating Spatial Extensions of the Dissimilarity Index for a Multidimensional Investigation of Jobs-Housing Balance”
Tim Mayock (Economics): Regulation and the Affordability of Housing for Essential Workers”

Jongsun Park (Public Administration): “Institutional Changes in Local Economic Development Organizations”

Placement of Former Dissertation Fellows

Anderson, Mary (Political Science Ph.D. 2005): University of Memphis

Andrew, Simon (Public Administration): University of North Texas

Anthony, Jerry A. (Urban and Regional Planning Ph.D. 2000): Department of Urban and Regional Planning, University of Iowa

Bae, Sang-Seok (Public Administration Ph.D. 2006): Post Doctoral Fellow, Korea University

Beal, Mary (Economics Ph.D. 2007): Department of Economics, North Florida University

Berardo, Ramiro (Political Science): Department of Political Science, University of Arizona at Tucson

Bernick, Ethan M. (Political Science Ph.D. 2002): University of Illinois, Springfield

Burge, Gregory (Ph. D. 2006, Economics): Department of Economics, University of Oklahoma

Dasse, Carl M. (Political Science Ph.D. 2004): Political Science Department, Florida Atlantic University

Davis, Belinda C. (Political Science Ph.D. 2001): Department of Political Science, Michigan State University

Gai, Yumwei (Economics Ph.D. 2007): Badson College

Hawkins, Chris (Planning Ph.D.2008): Department of Public Administration, University of Central Florida

Jang, Hee-Soun (Public Administration Ph.D. 2006): California State University, Fullerton
Jeong, Moon-Gi (Public Administration Ph.D. 2004): University of Texas at Austin

Kahn, Heather (Planning Ph.D. 2008): Post-Doc Michigan State University’s Global Studies Program

Kang, In-Sung (Public Administration Ph.D. 2005): Fellow, Korea Research Institute for Local Government

Lacombe, Don (Economics Ph.D. 2000): Department of Economics, Ohio University

Lamothe, Scott (Political Science Ph.D. 2000): Department of Political Science, University of Oklahoma

MacDonald, Lynn (Economics): Department of Economics, St. Cloud University

Marion, Bernadette (Geography Ph.D. 2008): Post-Doc University of Minnesota, Department of Civil Engineering

Mayere, Severine (Planning): Lecturer in the School of Urban Development, Queensland University of Technology, Brisbane, Australia

Park, Hyung Jun (Public Administration Ph.D. 2005): Research Fellow, Korea Institute of Public Administration

Ramirez, Edgar (Public Administration): Arizona State University


Tavares, Antonio (Askew School of Public Administration and Policy Ph.D. 2003) University of Minho, Portugal

Ueland, Jeff (Geography Ph.D. 2004): Ohio University, Athens

White, Douglas (Economics): Shimberg Center for Affordable Housing at the University of Florida

Williams, Deedgra (Economics Ph.D. 2007): Department of Economics, FAMU

Wilson, James J. (Askew School of Public Administration and Policy Ph.D. 2000); U.S. National Institute of Health
Student Publications

We are very proud of the fact that many of the students supported by the Center have had articles that have either been recently accepted for publication or have already been published. Their accomplishments indicate they will be productive scholars and teachers which is a major goal of the Center’s instructional efforts. Here we list the students and the journal or book in which their work appeared.

Andrew, Simon (Public Administration) published a chapter in Adaptive Governance and Water Conflict and a chapter in Handbook of Research Methods in Public Administration and published an article in the International Journal of Public Administration.

Anthony, Jerry (Public Administration) had an article published in the Social Science Quarterly.

Bae, Sam Seok (Askew School of Public Administration and Policy) had an article in the International Journal of Public Administration and one in the State and Local Government Review.

Berado, Ramiro (Political Science) had a chapter in Adaptive Governance and Water Conflict.

Bernick, Ethan (Political Science) had a chapter in a book, Managing Medicaid Managed Care and articles in State Politics and Policy Quarterly and in Legislative Studies Quarterly.

Brown, Mathew (Economics) has two chapters in a forthcoming book that includes the papers presented at the DeVoe Moore Center’s Critical Issues Symposium on Eminent Domain, April, 2007.

Burge, Gregory (Economics) had articles in the National Tax Journal, the Journal of Regional Science, the Journal of Urban Economics and Housing Policy Debate.

Dasse, Carl (Political Science) had an article in Public Management Review and one in State and Local Government Review.

Dedekorkut, Aysin (Urban and Regional Planning) had two chapters in Adaptive Governance and Water Conflict.

Jeong, Moon-Gi (Public Administration) had an article in World Political Science Review.
Jeong, Moon-Gi (Public Administration) had articles in *State and Local Government Review* and in *Public Administration Review* and an article in *Urban Affairs Review*.

Jeong, Moon-Gi (Public Administration) had an article published in *State and Local Government Review*.

Kang, In-Sung (Public Administration) had an article in the *Journal of Public Administration and Management*, one in the *International Review of Public Administration*, and one in the *Journal of Local Government Studies*.

Lamothe, Scott and Meeyoung (Public Administration) had an article published in the *International Journal of Public Administration*.

Lamothe, Scott and Meeyoung (Public Administration) have an article forthcoming in *Urban Affairs Review*.

Lee, In Won and Hyung Jun Park (Public Administration) had an article published in *International Review of Public Administration*.

Lu, Wenjue (Public Administration) had an article in *State and Local Government Review*.

Marion, Bernadette (Geography) had an article forthcoming in *Urban Studies* and another article published in *Transportation Research Record*.

Park, Hyung Jun (Public Administration) had two articles in *Public Administration Review*, one article in *The American Review of Public Administration*, and published an article in *the International Journal of Economic Development*.

Sloan, Mellini (Urban and Regional Planning) had a chapter in *Adaptive Governance and Water Conflict*.

Zhang, Yahong and Kaifeng Yang (Public Administration) have an article forthcoming in *Policy Studies Journal 36*. 

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Visiting Speakers

The Center invites to campus scholars and public figures to discuss issues of free enterprise and government rules and regulations. These speakers enrich the intellectual life on campus by speaking to classes, giving seminars, discussing research with graduate students and faculty, and giving public addresses. Visitors during the 2007-2008 included:

Beth Azor
President, Azor Advisory Services, Inc.
“Land Acquisition to Disposition…The Process, Pitfalls, Potholes, and Finally PROFIT!”
Michael Pou, President, Habersham Capital Advisors, Inc.
“Opportunities ‘Often Overlooked’ for the Real Estate Entrepreneur in Smaller Scale Property Development”

Duane J. Stiller, President, Woolbright Development, Inc.
“The Secrets to High Return Investing in Florida Shopping Centers”
Speakers in Past Academic Years

2006-2007

John Stossel, ABCNews Correspondent, Co-anchor of 20/20, “Myths, Lies, and Stupidity”

Bobby Byrd, President of the Byrd Corporation, St. Petersburg, Florida, “A Look at Deal Making and Development”

Robert Breslau, President of the Stiles Retail Group, Ft. Lauderdale, Florida, “The Retail Market and the Development Process”

2005-2006

Dave Wamsley, CEO of K2 UrbanCorp Development, “Placemaking – the Importance of Creating and Sustaining Public Places that Bind Communities”

John M. Sebree, Vice President – Public Policy, Florida Association of Realtors “Key Legislative Issues Affecting Florida’s Real Estate Market”

2004-2005

Mr. Ed Burr, President and Chairman of LandMar Group, “Land Development and Government Regulation”

Mr. Evan Jennings, President and Chairman of Jennings Partners, Inc., “The Business of Real Estate: An Entrepreneur’s View”

Mr. Joel Embry, President of HomeTown Neighborhood, Inc., “Privatizing Public Policy”

Professor Craig Volder, Department of Political Science, Ohio State University, “Policy Diffusion from Cities to States: Anti-Smoking Laws in the U.S.”

2003-2004

Professor Christopher Bollinger, Department of Economics at the University of Kentucky, “An Introduction to Spatial Econometrics”.

Professor Daniel McMillen, Department of Economics at the University of Illinois at Chicago, “The Endogeneity of Zoning and Other Land Use Controls”.
Professor Edward Olsen, Department of Economics at the University of Virginia, “Economics of Housing Assistance for the Poor”.

Professor Brady Baybeck, Department of Political Science, University of Missouri-St. Louis, “Urban Politics and Policy”.

2002-03

Professor Richard L. Engstrom, University Professor of African Studies, University of New Orleans, “Effects of Electoral Structures on Public Policies in U.S. Cities”.

Professor Richard Winters, William Clinton Renson Class of 1943 Professor of Government, Dartmouth College, “Variability in Charitable Giving Across the U.S. States”.

Professor Arthur C. Nelson, Professor and Director of Graduate Studies Urban Affairs and Planning, Virginia Polytechnic Institute and State University, “Regulatory Models and Their Land Use Implications”.

2001-02

Professor Michael Berkman, (Political Science) Pennsylvania State University “School Choice?”

Professor Genevieve Giuliano, University of Southern California “Land Use and Travel Revisited: The U.S. and Great Britain.”

Professor Peter Vander Hoek (Economics): Erasmus University, The Netherlands, “Taxation in the European Union.”

Associate Professor Michael Mintrom (Political Science): Michigan State University, “Educational Entrepreneurship and Charter Schools.”

Dean and Professor Robert Stein (Political Science): Rice University, “Neighborhood Politics and Local Government.”

2000-01

Professor Mark Schneider, (Political Science): SUNY (Stonybrook) “Information and the Market for School Choice.”

Professor Michael McDonald (Political Science): SUNY (Binghamton) “Understanding Taxpayer Compliance: Self-interest or Government Mistake?”
Distinguished Visiting Professor Program

The Distinguished Visiting Professor Program is designed to bring the nation’s premier scholars doing research related to the Center’s mission to FSU. Faculty and students will have the opportunity to interact with these scholars through public lectures, seminars, classroom lectures and discussions, and through informal meetings. All departments and centers are encouraged to nominate public choice oriented scholars for this program, which is intended to foster interdisciplinary cooperation.

Previous Distinguished Visiting Scholars

Douglass North, the 1996 Nobel Laureate in Economics, visited the Center in April 2002 to give a public lecture entitled "What We Know and Don't Know About Economic Development." Over 130 undergraduate students, graduate students and faculty attended his lecture and over 50 graduate students attended a question and answer session with Professor North.

Douglass North
A highlight of 1999-2000 was Nobel Laureate James Buchanan's visit to campus. Professor Buchanan won the 1986 Nobel Prize for his contributions to the development of public choice economics. During his two-day stay he gave a seminar in the Economics Department, gave a public lecture, met with graduate students, and spoke at a dinner given in his honor.

Over the two day period of November 8-9, 2004, William Niskanen gave a public lecture, a seminar at the DeVoe Moore Center's Workshop on State and Local Government Regulation, and spoke at a dinner given in his honor. Dr. Niskanen is the chairman of the Cato Institute and served as acting chairman of President Reagan's Council of Economic Advisors. He is considered by many as one of the founding fathers of public choice economics.
Web Based Course Materials

The Center’s Course materials on Local Governance, Rules and Regulation are made available via a website (http://www.fsu.edu/~localgov). We intend that professors teaching courses in economics, political science, urban and regional planning, and public administration who deal with questions of local governance and regulations will find that these materials are easy to use and that their availability will stimulate increased instruction in this area. This site has four major components to assist instructors: bibliographic references, a collection of case studies, a compendium of recent research, and proposed research topics for students, together with appropriate links to the data archives and other sources available in the Program in Local Governance, Rules and Regulation website. Research projects currently under way will provide other researchers with valuable data with which to investigate the impacts of state and local regulations.

PUBLIC SERVICE AND OUTREACH

Policy Briefs

The Policy Brief Program is an outreach program intended to summarize research papers and provide commentary on issues related to government rules and regulations. Briefs are circulated to public officials throughout the state, all legislators, and all other interested persons. They can also be downloaded from the Center’s website at http://www.fsu.edu/~policy/research/publications.html#policy_briefs.

No. 1 Florida's Growth Management Study Commission Final Report by Randall G. Holcombe (March 2001)
No. 2 The Impact of Growth Management Regulations on Housing Prices by Jerry Anthony (April 2001)
No. 4 Regulatory Reform and Economic Development by Richard C. Feiock and Moon-Gi Jeong (October 2001)
No. 5 The Effects of Impact Fees on Housing and Land Markets by Keith R. Ihlanfeldt (September 2002).
No. 7 The Impacts of Building Restrictions on Housing Affordability by Moriah Bellenger (August 2003)
No. 8 Cleanup Options for Florida’s Brownfields by Keith Ihlanfeldt (October 2003)
No. 9 Why Has Florida’s Growth Management Act Been Ineffective? by Randall Holcombe (December 2003)
No. 10 Is the Ineffectiveness of Florida’s Growth Management Act a Blessing or a Curse? by Randall Holcombe (December 2003)
No. 11 Innovation in Land Use Management Policy in Florida Cities by In-Sung Kang (February 2004)
No. 12 Resolving Water Conflicts through Adaptive Governance. (July 2004)
No. 13 Adaptive Governance and Water Conflict by John Scholz and Bruce Stiftel (July 2004)
No. 14 Investigating the Impact of Florida’s Growth Management Approach on the State’s Largest Cities by Timothy Chapin (January 2005)
No. 15 Planning for Growth: The Advantages of a Longer Planning Horizon by Randall Holcombe (February 2005)
No. 16 Findings from a Review of Local Government: Concurrency Practices in Florida by Tim Chapin (September 2005)
No. 18 Reduced Hazard Exposure through Growth Management? An Evaluation of the Effectiveness of Florida’s Hurricane Hazard Mitigation Planning Mandates by Tim Chapin, Robert Deyle, and Jay Baker (March 2006)
No. 19 From BID’s to RID’s: Creating “Residential Improvement Districts” by Robert H. Nelson (April 2006)
No. 20 Impact Fees and the Supply of Affordable Housing in Florida by Gregory Burge (May 2006)
No. 21 The Failure of Wetland Mitigation Banking to Account for Ecosystem Services by J. B. Ruhl (June 2006)
No. 22 The Effect of Land Use Regulation on Housing and Land Prices by Keith Ihlanfeldt (November 2006)
No. 23 Assessing the Effectiveness of Comprehensive Plans in Mitigating Exposure of Florida Coastal Communities to Hurricane Flooding by Tim Chapin, Robert Deyle, and Jay Baker (December 2006)
No. 24 The Regulatory Tax: Assessing and Tracking the Impact of Land Use Regulation on Housing Prices in Leon County by Ron Cheung (March 2007)
No.25 “Why Do Florida Counties Adopt Urban Growth Boundaries?” by Randall Holcombe (September 2007)
No.26 “Population Density and Municipal Government Expenditures” by Randall Holcombe and DeEdgra Williams (October 2007)
No.27 “Rethinking the Florida Transportation Concurrency Mandate” by Tim Chapin, Greg Thompson, and Jeff Brown (March 2008)
Program in Local Governance, Rules, and Regulation

The purpose of the Program in Local Governance, Rules, & Regulations is to further the study of local government and governance and to advance knowledge of governance in general and the role of regulation in particular. The Program website (http://www.fsu.edu/~localgov) provides a guide to Internet resources and links on local government, a national data archive, a Florida data archive, research papers to distribute new research related to our mission, and information about the Center's research program. Data previously used by scholars is archived here so students and faculty around the country can replicate existing studies and explore alternative hypotheses. Professor Richard Č. Feiock is director of this program.

In 2002-2003, the Program in Local Governance added an archive of research papers on local government institutions, policy, and regulation. Also an extensive data collection effort has been undertaken to compile, format, and archive government political structure and tax and expenditure data for all local government units in Florida. These data will be available through the Program web page and permit undergraduate students, graduate students, and faculty to systematically study Florida local governments.

RESEARCH

Effective public policy for local government requires reliable information on the consequences of alternative policies. Determining the effects of local public policies is very difficult, in part because the required location data has until recently been unavailable and the local impacts of regulations are inevitably distributed over space. This fact partly accounts for the paucity of reliable research on important issues related to the consequences, both intended and unintended, of state and local policies and regulations. With the advent of Geographic Information Systems (GIS) and an emerging understanding of spatial statistics, rigorous examination of the impacts of state and local policy is now more feasible than ever. Florida State’s College of Social Science has a state of the art GIS laboratory, and training in these statistical methods is generally expected of undergraduate and graduate students who received appointments with the DeVoe L. Moore Center.

From our undergraduate Research Assistants to holders of DeVoe L. Moore Dissertation Fellowships, students associated with the Center are expected to learn how to critically examine public policy alternatives and to understand the statistical methods appropriate for the issue in question.

Most of the Center sponsored research is conducted within four core areas of interest: housing markets and related issues such as transportation investments, the impact of local rules and regulations, local politics, and institutions that foster economic development. For the titles of recent studies, see the list of books and articles that have been published by Center faculty and students.
Local Housing Markets

Creating data bases on housing markets and improving our understanding about the relationships among apartment rents, house prices, neighborhood characteristics and public services are prerequisites for much of our research on the impact of state and local regulations. Among the important issues being investigated include the theory and measurement of housing affordability, policy alternatives to alleviate problems associated with excessive housing costs among low income households, neighborhood effects in housing markets, and the impact of growth management regulations and exclusionary zoning practices on apartment rents and house prices. The Center's research on local housing markets received support from a generous gift from the Federal Home Loan Bank of Atlanta. Current work at the Center includes investigating how neighborhood conditions affect homeownership as a wealth-building opportunity for poorer households. Research is also underway on how to reliably measure the effects of neighborhood characteristics and other locational factors on housing prices.

The Center also sponsored the manuscript America’s Housing Crisis: A Case of Government Failure, which was co-edited by Randall Holcombe, Professor of Economics and Center faculty member. The book is currently being reviewed by a number of potential publishers. This book describes how America’s housing market shows many signs of crisis and in response, many cities are calling for increased government regulation. The book shows that many of the problems with today’s housing market are the result of government interventions, and that the market is capable of addressing these problems.

The Impact of State and Local Regulation on Housing and Economic Development

The myriad of state and local rules and regulations that might effect local housing markets and economies, coupled with the fact that the enforcement and implementation of specific rules can vary among jurisdictions and over time, greatly complicates this research agenda. Our research agenda therefore includes developing data bases for each county’s rules and regulations and exploring alternative ways to measure the stringency of various combinations of these potential constraints on development. Current work at the Center includes studying the impact of local land use regulations on the affordability of starter homes and on the construction of multifamily housing, particularly within suburban communities where there is a scarcity of low income housing. This work was initiated a number of years ago by a gift from the Atlanta Federal Home Loan Bank.

The Politics of Neighborhood Associations

Neighborhood associations represent a relatively recent form of governing organization, the effects of which are not fully understood and which is particularly
prominent in Florida. This research project focuses on a number of important questions about governance and political behavior that are brought to bear by the presence of neighborhood associations. Center Professors Richard Feiock and Charles Barrilleaux direct this research project. Feiock's work examines collective action problems in the formation of neighborhood and homeowner associations, the constitutional rules of their charters, and the regulations they impose on residents. Professor Barrilleaux's research focuses on why people join voluntary associations and how neighborhood associations affect individual political behavior and attitudes towards politics.

Policy Tools and Policy Implementation in Land Use Regulation

To what extent do city governments engage in policy actions to restrict development and manage growth? How do local political institutions shape the restrictiveness of local growth management? While these two questions are central to debates regarding local land use regulation and growth management, they have not been adequately addressed in the literature. This project investigates the adoption of various policy instruments for the regulation land use and how they are implemented by local governments in Florida.

The project was initiated through a survey of county government land-use policy in 2001-2002 supported by a DeVoe Moore Center dissertation fellowship. Over the last year, Center Professor Richard Feiock has advanced this work by extending the survey to municipal governments. With continued fellowship support from the Center in the next year, Professor Feiock and his students will investigate the roles of political institutions and the roles of environmental and development interests on local growth management policy choices.

The Politics of Local Land Use Governance

One of the central roles of economic institutions is to define property rights for how people use land. In the United States, local governments are primarily responsible for defining these property rights through zoning and other planning activities. However, local governments do not simply create a static system of property rights that never changes. Rather, the property rights defined by local governments are constantly changing in response to changes in the overall local political economy. Frequently, changes in property rights are embodied in local growth management decisions and land use rules, which define the required, prohibited, and permitted uses of local land resources. This project develops a “political market” framework combining elements of political economy and property rights theories with work on local government structure. This framework conceptualizes changes in land use rules as the result of a dynamic contracting process between the suppliers and demanders of change in a community mediated by political institutions. Current work includes surveys of city and county
planning officials and a study of amendments to local comprehensive plans future land uses that is supported by the National Science Foundation (award #030799).

**Bargaining and Economic Development**

Land use policy can range from the encouragement of growth, with programs such as tax abatements, to efforts to slow its pace, through growth management programs. These policies are at two ends on a continuum of prices that cities can charge firms to locate within their boundaries. Despite this underlying connection, research in economic development and growth management have used different approaches and basically evolved into two separate literatures. This study focuses on the roles of institutions, bargaining, and networks on economic development policy choices. Current research applies game theoretic, institutional rational choice and ICA frameworks to investigate development policy choices, incentive amounts and joint ventures. A survey of city economic development directors was conducted for all incorporated places over 10,000 within 12 selected metropolitan areas and all cities nation-wide with populations of 50,000 or greater. The surveys collected data from development directors about recent negotiated location incentives deals. This project is supported by the National Science Foundation (award #214174).

**Economic Freedom Project**

James D. Gwartney, Professor of Economics, leads a research team that evaluates economic freedom in 130 countries in an ongoing effort to measure the consistency of each nation’s institutions and policies with economic freedom. The ninth annual report, written by Gwartney and Center affiliate Robert Lawson, was recently published by the Cato Institute, Canada’s Fraser Institute, and Institutes from 70 other countries. The index uses 38 different components designed to reflect the degree to which personal choice, voluntary exchange, open markets, and protection of property rights is present in each country. These data are being used by scholars throughout the world who are working on issues related to the impact of institutions on a variety of social and economic outcomes. As of year end 2006, the data had been used and cited in more than 200 scholarly articles. In general, the research indicates that more economic freedom translates into less poverty, faster growth, and higher scores on the United Nations Human Development Index. Recent reports have been reviewed in several publications including Business Week and The Economist.

**Regional Governance and Development**

This project focuses on the role of institutional collective action (ICA) in the formation, evolution, and performance of voluntary approaches to regional governance. The ICA has been applied to the investigation of networks of interlocal agreements, regional districts, and regional partnership organizations. Current work
focuses on regional economic development partnerships, joint development projects, and voluntary coordination of land use decisions among local governments.

**Institutions, Policy and Property Value**

This program investigates the influence of different institutions and governance structures on local government policy and fiscal choices and the impacts of different political institutions for property values. Current work includes surveys of mayors and city managers in Florida cities regarding motivations and career incentives to investigate how institutions and political turnover influence city’s development and fiscal policy decisions. This work has been supported by the Fulbright Scholar Foundation. A second project will examine whether having council-manager government or district based elections lead to higher sales values for homes.

**CRITICAL ISSUES SYMPOSIUM**

The Critical Issues Symposium is designed to provide a high-powered academic forum to address issues related to the Center's mission. Scholars from around the country are invited to participate with FSU faculty, graduate students and select undergraduates to discuss research related to the consequences of state and local rules and regulations, the politics of government control, and other aspects of government intervention in economic affairs.

**February, 2008**

“*Achieving Growth Management Through Public Open Space Acquisition: Realities and Prospects*”

This conference was organized by Harrison Higgins and Tim Chapin of the Department of Urban and Regional Planning. It brought to campus some of the best scholars in the nation working on open space research to inform the Florida legislature (and those of other states) on various aspects of resource protection and urban containment through public land acquisition.

**February, 2008**

“*In Recognition of the Works of Thomas R. Dye*”

This conference was organized by Center faculty member Charles Barrilleaux and honored Professor Tom Dye of FSU’s Political Science Department. Professor Dye is one of the University’s most famous faculty members. The DeVoe Moore Center sponsored this conference in recognition of Professor Dye having established The Policy Sciences Program, the forbearer of the DeVoe Moore Center, and because his research has focused on issues central to the Center’s mission, including the importance of
economic development as an engine for democratic politics in the United States; the necessity of limiting the regulatory role of the state to protect democratic outcomes in public policy; and the need to maintain open institutions with free entry of new participants to avoid rule by sets of interlocking elites.

April, 2008
“School Sitings and Healthy Communities”

This conference was organized by Professor Rebecca Miles, Department of Urban and Regional Planning. This symposium focused on Florida’s approach to school siting and school concurrency and their impact on the development of healthy communities. This symposium brought together representatives of state agencies involved in school siting and other school-related issues with national scholars knowledgeable about related issues and policies throughout the country.

April, 2007
“Takings: The Uses and Abuses of Eminent Domain and Land Use Regulation”

This symposium was organized by DeVoe Moore Professor Bruce Benson. It was jointly sponsored by the DeVoe Moore Center and The Program in Law, Economics and Business, College of Law. The symposium brought together a diverse group of scholars and practitioners to explore the uses and abuses of eminent domain and regulatory takings. Three different publishers have agreed to publish the papers presented at the conference.

February, 2007
“Development and the Environment: Coordinating Fragmented Authorities in Metropolitan Areas”

This symposium was organized by College of Social Sciences Professors John Scholz (Political Science), Richard Feiock (Public Administration), and T.K. Ahn (Political Science). It brought to campus scholars from throughout the U.S. and abroad who are well recognized experts on the coordination issue. The papers presented at the conference are being edited into a volume which will shortly be submitted for publication consideration.
2006
“Public and Private Institutions, Political Action, and the Practice of Local Government”

This symposium addressed issues of political behavior, the development of public and private institutions, and the intersection of behavior and institutions in the practice of local government. Topics covered included the emergence of various forms of private governance institutions, political behavior in public and quasi-public settings (e.g., in private organizations), citizen satisfaction with private and public governance institutions, and the responsiveness of public and private institutions. The papers presented at the conference were published in a special issue of a public policy journal that was edited by Charles Barrilleaux, who is a Professor of Political Science and a Center faculty member.

2005
“Evaluating Growth Management in Florida”

This symposium involved FSU faculty from economics, urban and regional planning, and public administration, as well as outside experts presenting original research on various aspects of growth management planning and implementation in Florida. Scholars assessed the degree to which growth management has been successful or unsuccessful in Florida and what options are available in the future. The papers presented at the conference will be published in book form in the near future by Ashgate Press.

2005
“State and Local Government Regulations and Economic Development”

At this symposium, scholars from throughout the nation presented their original research investigating the effects of regulations on local economic development. Do these regulations increase or hinder economic development and how can they be improved? The papers were published in a special issue of the Journal of Regional Science, edited by Keith Ihlanfeldt, Center Director, in February, 2006.

2004
"A Conference to Develop a Research Agenda on the Relationship Between Urban Design Patterns and Quality of Life, Based on the Welaunee Development, Tallahassee, Florida"

This symposium brought to campus nationally known experts on "Smart Growth" to assist the DeVoe Moore Center develop a research agenda on Welaunee, a large infill, mixed-use development located within the City of Tallahassee.
Increasingly, water conflicts extend beyond the statutory authority, competence, geographical jurisdictions, and political constituencies of highly specialized governing authorities. The DMC Critical Issues Symposium on *Adaptive Governance and Florida's Water Conflicts*, organized by John T. Scholz (Eppes Professor of Political Science) and Bruce Stiftel (Professor of Urban and Regional Planning), focused on the evolution of new institutions that attempt to resolve conflicts among competing authorities in the seemingly water-rich Eastern United States. Nine case studies of water quality, water quantity, and habitat preservation or restoration in Florida were chosen to span the range of conflicts crossing fragmented regulatory boundaries. Each study surveyed the history of the conflict and then focused on the innovative institutional arrangements (some successful, some not) that evolved to grapple with the resulting challenges. Then 22 scholars and practitioners in urban planning, political science, engineering, law, policy administration, and geology offered theoretical and experience-based perspectives on the cases. These analyses were organized around five challenges that new institutions must overcome to develop sustainable solutions for water users-- Who is to be involved in the policy process? How are they to interact? How is science to be used? How are users and the public to be made aware? How can solutions be made efficient and equitable? The cases and analyses were published as *Adaptive Governance and Water Conflict* by Resources for the Future Press.

**2002**

“*Decentralized Governance Within Metropolitan Areas*”

This symposium addressed the question of how regional cooperation among local governments and private organizations achieved to best address region-wide problems. The papers presented at the symposium are to be published in the book *Decentralized Governance: The Organization of Governments in Metropolitan Areas*, edited by Richard Feiock, Georgetown University Press, Summer 2004.

**2001**

“*Measuring State and Local Regulatory Environments: Issues in Theory and Measurement*”

This symposium brought together political scientists, planners, and economists as well as graduate students from the College of Social Sciences to discuss the design of new research initiatives in the under-researched area of the consequences of state and local rules and regulations.
2001
“The Causes and Consequences of Exclusionary Regulations”

This symposium focused on those land use regulations that limit the supply of low-income housing within suburban communities. Both the motivations behind the adoption of these regulations and their effects on urban housing markets were explored by an interdisciplinary group of internationally known scholars. Ten of the papers presented at the symposium were be published in a special issue of the journal Urban Studies (February, 2004), edited by Keith Ihlanfeldt.

2000
“Land-Use Planning for the 21st Century”


FACULTY ACTIVITIES

Center faculty are engaged in all aspects of academic life. They are award winning teachers, they supervise the training of graduate students, and they serve their departments, the college and university by serving on numerous committees. Our faculty are internationally recognized researchers, serve on numerous editorial boards of professional journals, and are regularly invited to give conference papers at major national and international conferences. The Center now has nine faculty and ten faculty affiliates.

Faculty and Student Recognitions During the Past Year


• DeVoe Moore Dissertation Fellow Sung-Wook Kwon of the Askew School of Public Administration and Policy was awarded the National Association of Schools of Public Affairs and Administration’s Pi Alpha Alpha Best Doctoral Paper Award for his paper titled “Regional Governance Institutions and Interlocal Cooperation for Service Delivery”.

• Bruce Benson was chosen as a Visiting Research Fellow by the American Institute for Economic Research, June 2008. He was also the recipient, Liberty in Theory, 2007 Lifetime Achievement Award, from the Libertarian Alliance, awarded at the Libertarian Alliances Annual Conference, London, England, October 27, 2007.

• Randall Holcombe served as President of the Public Choice Society and the President of the Society for the Development of Austrian Economics.

• James Gwartney served as President of the Southern Economic Association.

• Jongsun Park has been selected as the recipient of the National Association of Counties (NAC) Dissertation Grant Award for his proposal "Institutional Changes in Local Economic Development Organizations."

• Sung-Wook Kwon was awarded the National Association of Schools of Public Affairs and Administration’s (NASPAA) Pi Alpha Best Doctoral Paper Award.

• Simon Andrew (Assistant Professor, University of North Texas) was selected to receive the 2007 Paul Volcker Junior Scholar Research Grant Award. His research on "Self Organizing Governance within the Administrative Framework of Regional Emergency Preparedness Planning," will be supported with a grant from the Paul A. Volcker Endowment.

**Selected Publications by Students and Faculty (2007 – 2008)**

The publications listed here are those that are most closely related to the center’s mission: housing markets and related issues such as transportation investments, the impact of local rules and regulations, local politics, and institutions that foster economic development. The list includes publications by students whose work was at least partially supported by the Center. Center faculty have published widely on a variety of other important public policy and regulatory issues and for a complete list of faculty publications, please see their individual web sites at [http://www.fsu.edu/~policy/faculty.htm#](http://www.fsu.edu/~policy/faculty.htm#)
2008


Benson, Bruce L., “Generalizing the Law Merchant Story,” Liberal Dusunce (Liberal Thought) special issue on the “Concept of a Free Society.”


Benson, Bruce L. "Beliefs as Institution-Specific Rationalized Self-Interest," in Anarchy: Jasay and his Surroundings, Hardy Bouillon and Hartmut Kliemt, eds. (Ashgate).


Benson, Bruce L. "Customary Law With Private Means of Resolving Disputes and Dispensing Justice: A Description of a Modern System of Law and Order Without


Holcombe, Randall G. “Principles and Politics: Like Oil and Water” Review of Austrian Economics.


Holcombe, Randall G. and Lawrence W. Kenny). “Does Restricting Choice in
Referendums Enable Governments to Spend More?” Public Choice.

Ihlanfeldt, Keith R. and Burge, Gregory. “Impact Fees in Florida”, Regulating
Development in the Sunshine State: Evaluating Florida’s Growth Management

Ihlanfeldt, Keith R. “Neighborhood drug Crime and Young Males’ Job Accessibility”,

Ihlanfeldt, Keith R. “Spatial Mismatch Within Urban Labor Markets”, A Companion to
Urban Economics, edited by Richard Arnott and Dan McMillen, Blackwell
Publishing, Inc.

Ihlanfeldt, Keith, S. Gurmu and W. J. Smith. “Does Space Matter to the Employment of
TANF Recipients? Evidence From a Dynamic Discrete Choice Model with

Ihlanfeldt, Keith. “Does Comprehensive Land Use Planning Improve Cities” Land
Economics.

Ihlanfeldt, Keith R. and T. Chapin. Assessing Smart Growth Management Programs on
Transportation, Lincoln Institute of Land Policy.

Ventures for Economic Development, Public Administration Review
(January/February) 68.

Park, Hyung-Jun, James Clingermayer and Barbara McCabe. "The Impact of Leadership
Turnover on Local Officials Time Horizons: Municipal Borrowing Decisions, The
American Review of Public Administration.

Reenock, Chris. “Incremental Consolidation and Comprehensive Reorganization of
American State Executive Branches”, with Michael Berkman. American Journal of
Political Science.

Reenock, Chris. “Bureaucratic Control by Design: Explaining State Legislators’
Willingness to Use Ex Ante Tactics in Air Pollution Control”, with Sarah Poggione.
Legislative Studies Quarterly.

Williams DeEdgra W. “The Impact of Population Density on Municipal Government
Expenditures” Public Finance Review 36(3) 359-373.

2007

Baker, J., R. Deyle, T. Chapin, and J. Richardson. “Are We Any Safer? Comprehensive
Plan Impacts on Hurricane Evacuation and Shelter Demand in Florida” Coastal
Management.

Bruce L. Benson, “Generalizing the Law Merchant Story” Liberal Düşünce (Liberal
Thought), Vol. 12(45-46) 197-211.

Bruce L. Benson, “The Spontaneous Evolution of Commercial Law” The Evolution of
Efficient Common Law, Paul Rubin, ed. (London: Edgar Elgar) Chapter 15. [A
volume in the edited series on Economic Approaches to Law Series, edited by


Bruce L. Benson, “Beliefs as Institution-Specific Rationalized Self-Interest,” Ordered Anarchy: Jasay and his Surroundings, Hardy Bouillon and Hartmut Kliemt, eds. (Aldershot, UK: Ashgate), 103-145.


Stiftel, Bruce, Vanessa Watson and Pedro Abramo, eds. Diálogos Internacionais em Planejamento Urbano e Regional. Universidade Federal do Rio de Janeiro, Instituto de Pesquisa e Planejamento Urbano e Regional.


Stiftel, Bruce and Vanessa Watson. “Integração global avançando no scholarship do planejamento.” [“Building global integration in planning scholarship.”] *Cadernos IPPUR*.


Benson, Bruce L. "Regulation, More Regulation, Partial Deregulation, and Reregulation: The Dynamics of a Rent-Seeking Society," *Advances in Austrian Economics*.


Deyle, R., T. Chapin, and E. Baker. “Assessing and Mitigating the Exposure of Coastal Communities to Hurricane Flood Damage”. Prepared for the Florida Department of Community Affairs Division of Emergency Management. Published by the Florida State University Florida Planning and Development Laboratory.


