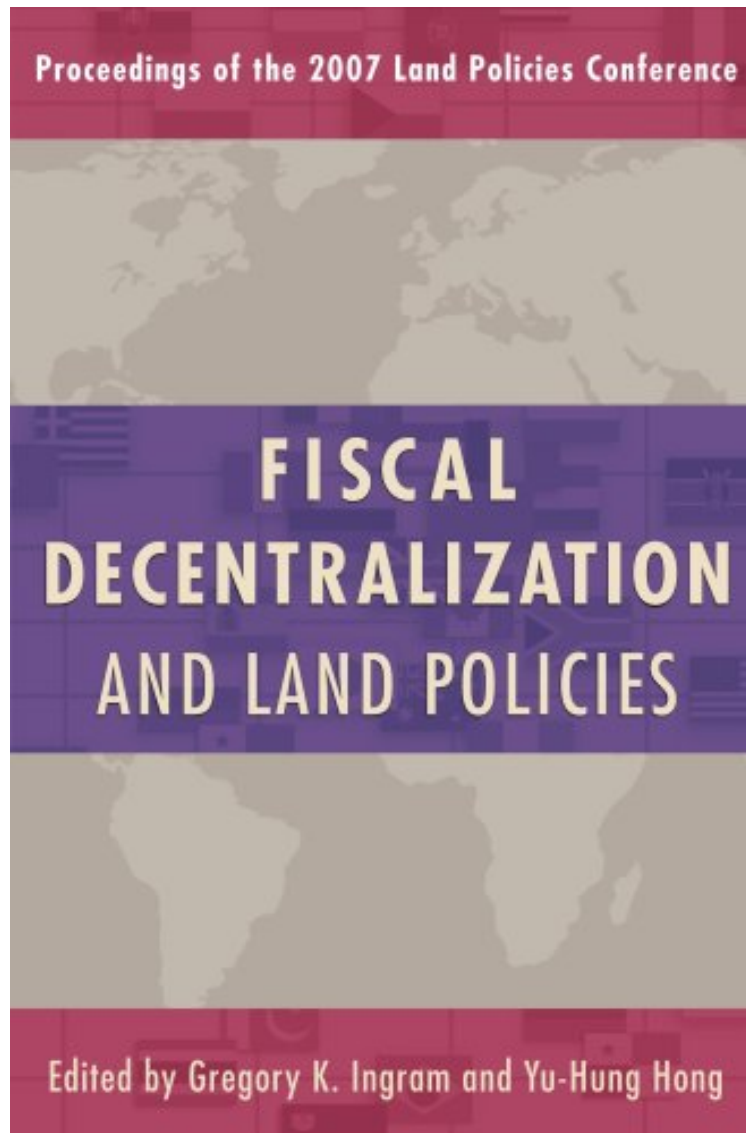


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The study of fiscal decentralization has important policy implications for urban growth management, environmental

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About the Author Gregory K. Ingram is president and CEO of the Lincoln Institute of Land Policy and cochair of the Department of International Studies. He has published in the areas of housing and land markets, urban economics, infrastructure, environment, and development. Yu-Hung Hong, fellow at the Lincoln Institute and visiting assistant professor at Massachusetts Institute of Technology, is engaged in research and teaching on utilizing land as a public revenue source.