

PART III: ENDNOTES

¹ The London “greenbelt.”

² Wendell Cox (December 6, 2014), “Cities Better Off for the Great Suburbanization,” *the New Geography*.
<http://www.newgeography.com/content/004794-cities-better-great-suburbanization>

³ Anthony Downs (1994), *New Visions for Metropolitan America*, Brookings Institution Press.

⁴ ERP, 2020.

⁵ Liana Fox, “The Supplemental Poverty Measure: 2019,” United States Census Bureau,
<https://www.census.gov/library/publications/2020/demo/p60-272.html#:~:text=The%20SPM%20rate%20for%202019,were%20initially%20published%20for%202009.>

⁶ San Francisco Housing Authority, Affordable Housing Online (accessed May 26, 2021),
<https://affordablehousingonline.com/housing-authority/California/San-Francisco-Housing-Authority/CA001> .

⁷ Cox (May 2021)

⁸ See: Hsieh, C., and E. Moretti. 2019. “Housing Constraints and Spatial Misallocation.” *American Economic Journal: Macroeconomics*. And Glaeser, Edward, and Joseph Gyourko. 2018. “The Economic Implications of Housing Supply.” *Journal of Economic Perspectives*.

⁹ Herkenhoff, K., L. Ohanian, and E. Prescott. 2018. “Tarnishing the Golden and Empire States: Land-Use Restrictions and the U.S. Economic Slowdown.” *Journal of Monetary Economics*.

https://www.nber.org/system/files/working_papers/w23790/w23790.pdf.

¹⁰ Calculated from US Census Bureau annual population estimates.

¹¹ The Mojave Desert portion of Los Angeles County.

¹² This concept was first proposed in Joel Kotkin, Marshall Toplansky, Wendell Cox, Mike Christenson, and Karla Lopez del Rio (2020), *Beyond Feudalism: A Policy to Restore California’s Middle-Class*, Chapman University Center for Demographics and Policy, https://www.chapman.edu/communication/_files/beyond-feudalism-web-sm.pdf.

¹³ “In San Jose, Governor Newsom Signs Legislation to Fast-Track Key Housing, Economic Development Projects in California” May 20, 2021, Office of Governor Gavin Newsom, <https://www.gov.ca.gov/2021/05/20/in-san-jose-governor-newsom-signs-legislation-to-fast-track-key-housing-economic-development-projects-in-california/>

¹⁴ Demographia (2021), “State Urban Density: 2000-2010,” <http://www.demographia.com/db-stateurbdensitych2000-2010.pdf> .

¹⁵ 2010 US Census.

¹⁶ Calculated from 2017 US Census of Agriculture and 2010 US Census data.

¹⁷ John Fraser Hart (July 2001), “Half a Century of Cropland Change,” *Geographical Review*,
<https://onlinelibrary.wiley.com/doi/abs/10.1111/j.1931-0846.2001.tb00239.x>

¹⁸ Inflation adjusted.

¹⁹ See Glaeser and Gyourko, above.

²⁰ Derived from the US Census of Agriculture, 2017.

²¹ William Larson, Jessica Shui, Morris Davis, Stephan Oliner, “Working Paper 19-01: The Price of Residential Land for Counties, ZIP codes, and Census Tracts in the United States, Federal Housing Finance Agency www.fhfa.gov/PolicyProgramsResearch/Research/Pages/wp1901.aspx.