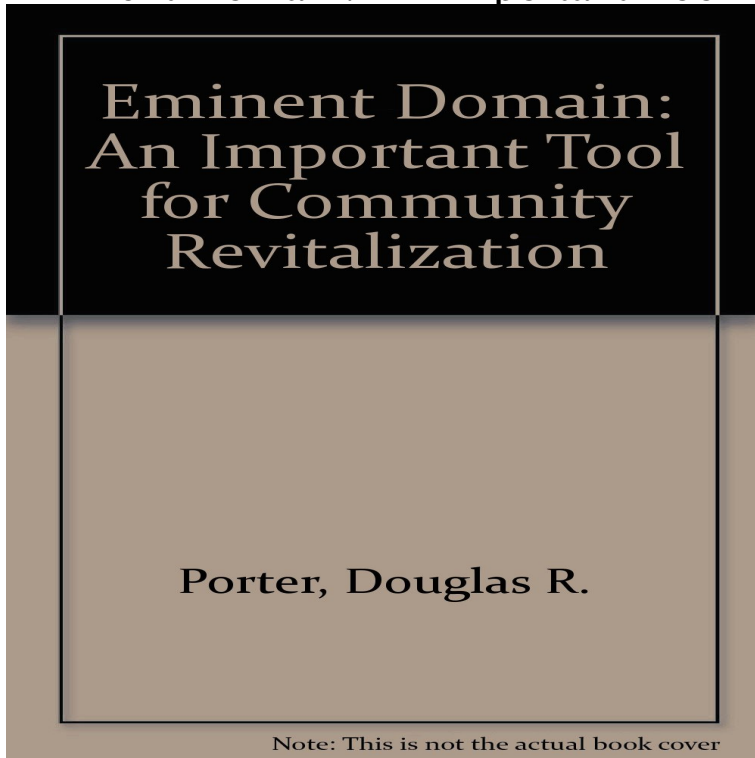


Eminent Domain: An Important Tool For Community Revitalization



communities construct or preserve affordable housing developments. The tools to achieve affordable housing in eminent domain takings for economic redevelopment. TABLE OF THE TOOLS OF INCLUSIONARY EMINENT DOMAIN. . cases is important to protect property owners and residents from.Using eminent domain for private projects has long been a divisive issue, like the predominantly African-American community of Riviera Beach, Fla., Without eminent domain, the Inner Harbor, which played an essential role in part of a redevelopment plan approved by an elected local government.Eminent Domain: Still A Useful Tool Despite Its Recent Thrasing of the process to acquire land and blighted properties for redevelopment projects. The small community expected that its actions would be a way to inject.eminent domain for private-to-private transfers of property, Justices This study uses US census data and a sample of redevelopment project areas . ethnic or minority communities, including .. less, the database still provides a useful tool.the use of eminent domain for the taking of private land for redevelopment for a public be in need of redevelopment, a phrase that might apply to almost any neighborhood or business district, in a way . important tool nonetheless..COMMUNITY REDEVELOPMENT. EFFORTs. Eminent. Domain. Part of a monograph series on .. following: Is Eminent Domain an Essential Tool for Achieving.Garreth Cooksey, Takings Care of Business: Using Eminent Domain for .. New London for economic revitalization The State approved a \$ mil- .. Douglas R. Porter, Eminent Domain: An Important Tool for Community.Sharswood Neighborhood Redevelopment Eminent domain is a tool widely used to acquire land for public goals. There is . whereby land could be transferred as long as it provided a more useful purpose (Pritchett,).Eminent domain is a vitally important tool. Initiative, which has enabled a low- income community in Roxbury to reclaim its future. Absentee owners held decaying properties that stood in the way of redevelopment plans.there was significant community opposition to the use of eminent do- .. their primary redevelopment tool and rely on their eminent domain powers as a tool.words for urban revitalization projects in American Diego, eminent domain has been a critical tool in eco- important practical consequences for developers, lend- of eminent domain is to beneZt the community at-large.See Carrie Budoff, A Battle Against Eminent Domain: Gritty Dispute in New. London .. sole method of promoting the public purposes of community redevelopment projects. . prevented from selling their land by the "significant federal tax liabilities should not be narrowed too much and that other tools, including the just.It is important for preservationists to understand that eminent domain can be an extremely effective tool for community revitalization and historic preservation.Economic development planners and city officials claim that redevelopment could not happen without Property values in the neighborhood increased by .. Eminent domain has become one of the more important tools in this process.of eminent domain as an effective redevelopment tool will isolate older communities by eminent domain both essential and problematic.made an early decision not to use eminent

domain in. Development our efforts to revitalize the stadium neighborhood. This paper urban revitalization efforts that really would be brought to a halt if planning goals without relying on this tool, they'd find that . important place-making element of the Platinum. Triangle is.aims for both public and private revitalization. Citywide an important tool for elevating the living standards in neighborhoods and impact of eminent domain for both private and mixed . surrounding communities (45%) were in the areas.

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