

Housing Density and Maintenance costs

The expenses of low-density

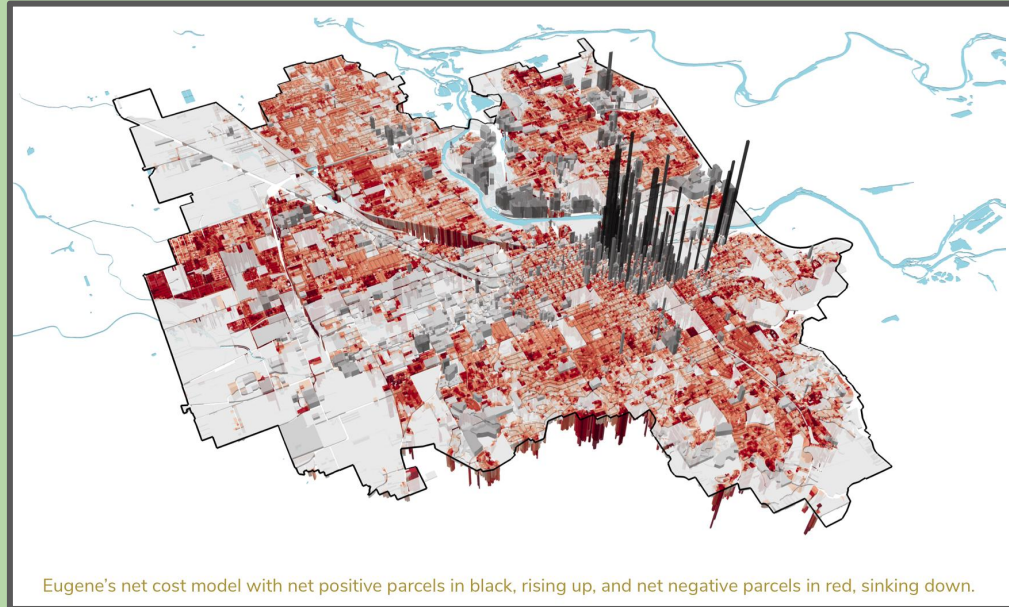
- Spread out populations require more services like police stations, fire stations, and libraries per capita^{1,2}
- More extensive road networks, electrical grids, sewage and solid waste management, water supply, etc must be constructed and maintained^{1,2}
 - Higher maintenance costs



Little boxes on the hillside. (Shutterstock)

Unsustainable development

- Zoning exclusively for single family homes often results in budget deficits^{3,4}
- Higher density often leads to higher productivity and higher municipal profits⁵
 - More revenue streams can lower the burden placed on taxes



Edmonton

- In Edmonton, making new neighborhoods under current zoning rules results in neighborhoods with higher maintenance costs than tax revenue.⁶
 - Each new neighborhood reduces city wealth and increases tax burdens
- The way that we build neighborhoods needs to change



Sources

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2. Goodman, Christopher B. "The fiscal impacts of urban sprawl: Evidence from US county areas." *Public Budgeting & Finance* 39.4 (2019): 3-27.
3. "Eugene, OR." Urban3, www.urbanthree.com/case-study/eugene-or/.
4. "South Bend, IN." Urban3, <https://www.urbanthree.com/case-study/south-bend-in/>.
5. Abel, Jaison R., Ishita Dey, and Todd M. Gabe. "Productivity and the density of human capital." *Journal of Regional Science* 52.4 (2012): 562-586.
6. "Costs and Revenues for New Areas." eScribemeetings, May 2011, pub-edmonton.escribemeetings.com/filestream.ashx?DocumentId=42331.