

House Resolution 1058

By: Representative Davis of the 109th

A RESOLUTION

1 Commending Randal O'Toole and his work on the policy analysis published by the Cato
2 Institute titled *The Planning Tax, The Case against Regional Growth Management Planning*;
3 and for other purposes.

4 WHEREAS, Randal O'Toole is a Cato Institute Senior Fellow working on urban growth,
5 public land, and transportation issues. He is the author of numerous Cato papers. He has also
6 written for *Regulation* magazine and op-eds and articles for numerous other national journals
7 and newspapers; and

8 WHEREAS, he also has a daily blog called *The Antiplanner*. O'Toole travels extensively and
9 has spoken about free-market environmental issues in dozens of cities. An Oregon native,
10 he was educated in forestry at Oregon State University and in economics at the University
11 of Oregon; and

12 WHEREAS, his research on national forest management, culminating in his 1988 book,
13 *Reforming the Forest Service*, has had a major influence on Forest Service policy and
14 on-the-ground management; and

15 WHEREAS, his analysis of urban land-use and transportation issues, brought together in his
16 2001 book, *The Vanishing Automobile and Other Urban Myths*, has influenced decisions in
17 cities across the country; and

18 WHEREAS, in his most recent book, *The Best-Laid Plans*, O'Toole calls for repealing
19 federal, state, and local planning laws and proposes reforms that can help solve social and
20 environmental problems without heavy-handed government regulation; and

21 WHEREAS, he cites many examples of how planning laws have created, not solved, many
22 social and environmental problems, for instance: "Between 1959 and 1999, price-to-income
23 ratios in the United States averaged between 2.0 and 2.5. In 1999, they were 2.23. The recent

1 housing boom pushed the average ratio to 3.4. In metropolitan areas—heavily weighted with
2 areas having growth-management planning—it averaged 3.8, while in rural areas it averaged
3 only 3.0. It therefore seems likely that, in the absence of growth-management planning,
4 price-to-income ratios in most of the nation would still be less than 3.0 today, the only
5 exceptions being places with genuine shortages of land. When price-to-income ratios are
6 inflated because of regional planning, the difference between actual housing costs and what
7 they would be without planning is, in effect, a planning tax imposed on homebuyers. This
8 tax can be conservatively calculated by comparing actual median home values with what
9 home prices would be if price-to-income ratios were 3.0. This is conservative because
10 price-to-income ratios would probably be less than 3.0 in many regions were it not for
11 growth-management planning."

12 NOW, THEREFORE, BE IT RESOLVED BY THE HOUSE OF REPRESENTATIVES that
13 the members of this body commend Randal O'Toole on his groundbreaking research into
14 urban policy, land management, and transportation issues.

15 BE IT FURTHER RESOLVED that the Clerk of the House of Representatives is authorized
16 and directed to transmit an appropriate copy of this resolution to Randal O'Toole.