Using The Value Created by Transportation to Fund Transportation
Good Transportation Creates Value
Supports Economic Activity
Federal Highway Trust Fund Status
Being Prepared

Gap is the funding shortfall

$16 B
As distance increases from production or shipping location the cost of transportation and time increase.
Relationship of Land Value & Distance to Transportation

As distance increases from transportation, the value of land decreases.
What Is Land Value Return and Recycling?
What Is Land Value Return and Recycling

Government invests in infrastructure and services which increase nearby land values. This increase in value goes to...

A fraction is paid in taxes.

Land value return fees are paid.

Landowners as a profit.
Value Capture Beneficiaries

Value Capture Focus

General Property and Sales Taxes → Other real estate-based charges and sales → Other land-based charges → Developer Fees → Tolls → Use-based Fees → Use-Based Taxes (Gas)

Indirect Beneficiary → Direct Beneficiary
Value Capture Information

https://www.nap.edu/login.php?action=guest&record_id=22382

PDF Version-------Available in April?

LAND VALUE RETURN AND RECYCLING TO FUND TRANSPORTATION:
A GUIDEBOOK

FINAL GUIDEBOOK AND REPORT

Prepared for
The National Cooperative Highway Research Program
Transportation Research Board
of
The National Academies

TRANSPORTATION RESEARCH BOARD
OF THE NATIONAL ACADEMIES
PRIVILEGED DOCUMENT

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Texas A&M Transportation Institute
The Texas A&M University System
College Station, Texas
October 2017
Value Capture Methods

- Tax Increment Finance Districts
- Special Assessment Districts
- Impact Fees
- Negotiated Exactions
- Joint Development
- Land Value Tax
- Sales Tax Districts
- Transportation Utility Fees
- Air Rights
Implementing
Value Capture---Value Return Methods
Top Ten Ag Exporters

Billions

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