

# Contents

*Preface* vii

*Acknowledgments* ix

## **ONE**

Power Reimagined 1

## **TWO**

New Localism and the American City 17

## **THREE**

Everything Has Changed 41

## **FOUR**

Revaluing Urban Growth 59

## **FIVE**

Rethinking Governance 89

## **SIX**

Reclaiming Public Wealth 119

**SEVEN**

New Localism and Economic Inclusion 145

**EIGHT**

Inventing Metro Finance 173

**NINE**

Financing the Future 201

**TEN**

Toward a Nation of Problem Solvers 223

*Notes* 249

*Index* 275

*Reader's Guide* 287