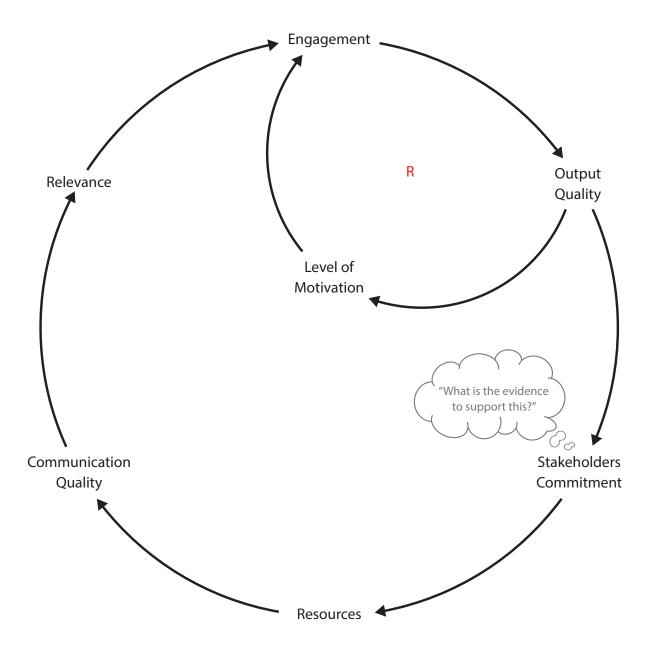


WHY, DESPITE LEGISLATION AND OTHER EFFORTS TO IMPROVE PUBLIC PARTICIPATION, IS PUBLIC ENGAGEMENT IN THE LAND USE AND DEVELOPMENT PROCESS SO INEFFECTIVE?

HIGHEST POINT OF LEVERAGE FOR CHANGE:

Stakeholder Commitment



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