

CONTENTS

Preface xi

Acknowledgments xxiii

PART ONE Human Flourishing

1. Flourishing and Welfare 3

Human Flourishing 4

Human Flourishing and Capabilities 6

Human Flourishing and Welfare Distinguished 9

Value Pluralism vs. Value Monism 10

Preference Satisfaction as a Value-Monist Theory 15

The Inadequacies of Value Monism of Property Theory 20

Pluralism and Value Incommensurability 23

The Objectivity of Values 26

Rational Choice Among Incommensurate Goods 28

Complementarity Analysis Applied to Judicial Reasoning 33

PART TWO Ownership

2. Ownership and Obligations 39

Ownership and Obligations in Social Welfare Theory 40

Ownership and Obligations as Based on Reciprocity 42

Community, Dependency, and Ownership's Obligations 45

The Ontological Foundation: The Social Thesis 47

Augmenting the Social Thesis 53

Categorizing Obligations 55

General Obligations 56

Specific Obligations 57

Property Owners and Their SOs 58

"Why Me?" 62

Ownership Obligations and Wealth Redistribution 67

Searching for the Right Metaphor 68

Ownership, Obligations, and Community 73

3. Community and Communities 75

The Dark Side of Community 77

Communities as Institutions 80

Communities and Associations 81

Identifying the Boundaries of Communities in Territorial

Terms 82

The Circles of the Self's Territorial Communities 83

Families 84

Neighborhood 85

Local Institutions 87

Cities/"Urban Communities" 88

Nation-States as Communities 90

Global Community? 93

Nonterritorial Communities 94

Virtual Communities? 95

Corporate Owners 99

The Dark Side of Community—Revisited 100

PART THREE Obligations

4. Intergenerational Communities 103

Are There Intergenerational Communities? 106

Can Obligations Exist Within Intergenerational Communities? 109

Looking Back: Obligations to Past Generations—Dependence
and Life-Transcending Projects 110

Life-Transcending Projects 110

Life-Transcending Projects and Dependence 112

The Dead Hand Problem 113

Are Intended Transferees Obligated to Accept Life-Transcending
Projects? 116

Looking Forward: Obligations to Future Generations and Forms
of Reciprocity 118

The Substantive Content of Obligations to Future and Past
Generational Communities 121

Paying It Forward: The GO and Necessary Background
Conditions 121

- Bases of Collective Obligations 123
 - Collective Active Problems and Other Economic Rationales 123
 - Contract-Based Obligations 124
 - Dependency 125
- The Obligations Owed to More Remote Future Generational Communities 128
 - The Contingency of Our Obligations to Unborn Communities 131
- 5. The Complexities of Land Reparations 135
 - Three Sources of Complexity 138
 - Time 138
 - Two Possible Objectives in Land Reparations 139
 - Time, Life Plans, and Selves 142
 - The Propriety of Looking Back: The Limits of Time's Effects 144
 - Land 145
 - Land's Memory 145
 - Improvements 147
 - Peoples 149
 - Indigeneity 152
 - Peoples—Concept and Conceptions 156
 - Distributive Justice 160
 - The Illusion of Reversion 161
 - Redistributive Complications 162
 - Restitution to Whom? The Identity Problem 162
 - Second-Order Redistributive Concerns 164
- 6. The Right to Exclude 169
 - The Good Old Right to Exclude 171
 - The Common-Law Baseline 171
 - The Public Trust Doctrine at Common Law 173
 - The Expanding Public Right of Access: New Jersey as a Case Study 174
 - Expanding Public Access to Beaches 180
 - The Expanding Right of Beach Access 180
 - The Right to Exclude in Information-Cost Theory 182
 - The Right to Exclude and Human Flourishing 191
 - Methodology 198
 - Choosing Between Incommensurate Goods 201
- 7. Expropriations and Eminent Domain 209
 - The Public Use Requirement 211
 - Kelo* and Human Flourishing 213

<i>Kelo</i> in Comparative Perspective	215
Consequentialist Reasoning	217
Forms of Consequentialism	217
Purposive Analysis	218
Property's Values	219
Linking Property's Values with Property's Types	222
Purposive Analysis Is Dynamic	223
Purposive Analysis Is Comprehensive	224
Capabilities, Values, and Resources	225
<i>Kelo</i> Revisited	225
8. Of Buildings, Art, and Sperm: The Right to Destroy and the Duty to Preserve	231
The Case for the Right to Destroy	233
Historic Preservation and Human Flourishing	236
Destruction of Art	248
Disposition of Human Reproduction Material	258
9. Race and Property	267
Institutions: The Obligations of Georgetown	270
Individuals: When and What Do Individual Persons Owe to African Americans?	285
10. Homelessness and Other Systemic Housing Problems	295
Three Housing Problems	296
Homelessness	296
Eviction	300
Foreclosure	306
Solving the Housing Crisis and Other Structural Problems Affecting Property: What Can the Human Flourishing Theory Contribute?	312
Bibliography	321
Index	345