

**FUNDED RESEARCH, THE LAND ECONOMICS FOUNDATION (LEF),  
LAMBDA ALPHA INTERNATIONAL, 2006 – 2025 (Updated December  
2025)**

**FALL 2025 – CONNECTICUT**

MOVING A HIGHWAY AND HOUSING WEALTH DIFFERENCES

UNIVERSITY OF CONNECTICUT

This project investigates how the construction of Interstate 84 (I-84) in Hartford, Connecticut, has shaped housing wealth differences across neighborhoods since its completion in the 1960s. The highway, designed as an elevated segment through the city, created physical and social divisions that continue to influence home values. While the Connecticut Department of Transportation (CT DOT) is currently studying options for lowering or capping portions of I-84 to improve aesthetics and reconnect neighborhoods, this research takes a retrospective perspective: it asks how housing wealth might have evolved if I-84 had originally been built at grade level, mitigating noise, air pollution, and visual disruption.

The need for this project arises from long-standing variation in housing wealth tied to infrastructure decisions. By combining historical property records, census data, and quasi-experimental statistical methods, the study will generate evidence on the causal role that elevated highways played in shaping neighborhood-level disparities. The research fills a critical gap: while policymakers now evaluate future infrastructure redesigns, little is known about how past design decisions produced today's wealth variations. Understanding these dynamics is essential to ensure that current investments do not reproduce past results and instead contribute to long-term neighborhood resilience.

The innovation of this study is its counterfactual design. By estimating how housing values might have differed under alternative highway configurations, the project provides a rare opportunity to evaluate the long-run economic consequences of infrastructure choices. This work will not only inform Hartford's current I-84 redesign but also offer insights relevant to other Connecticut cities—such as Waterbury, Bridgeport, and New Haven—that face similar challenges, as well as metropolitan areas across the U.S. grappling with aging elevated highways. I

In short, this research will provide actionable insights into how the legacy of mid-20th century infrastructure projects continues to shape communities, and how future design choices can lead to greater housing wealth across all residents

LEF Funding: \$19,962.00

Total Budget: LEF funded amount + Funding from the University of Connecticut + CT DOT in advisory capacity

Participants: Jeffrey P. Cohen, PhD

## **SPRING 2025 – SAN DIEGO & BOSTON**

OPTIMIZING REAL ESTATE INVESTMENTS: APPLICATION OF MATHEMATICAL OPTIMIZATION THEORY TO LAND ECONOMICS

OPTIMUM SOLVERS AND TUFTS UNIVERSITY

In the field of land economics, scholars have noted the tedious, iterative, and manual nature of the process by which developers and urban planners negotiate the mix of housing types for a given project. The cost of construction and the desirability of construction are the two key factors that influence a developer's choice to build.

The question of how to balance these factors has been studied by land economics researchers using various manual estimates and forecasts. We propose a mathematical optimization model that can help plan the optimal combination of different types of constructions.

This mathematical model takes into account the state of the economy, as well as characteristics that define desirability and construction costs, budget and land capacity constraints. Our contribution to the field of land economics is a tool that provides planners and developers with a simple and optimal method for deciding the number and mix of building types for a given project.

LEF Funding: \$20,000.00

Total Budget: LEF funded amount + Pro-bono and subsidized salaries for Professor Rayskin and Professor Hollander

Participants: Victoria Rayskin, PhD, Optimum Solvers and Justin B. Hollander, PhD, Tufts University

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## **FALL 2024 – BOSTON**

### BOSTON AND THE MAKING OF A GLOBAL CITY

#### BOSTON UNIVERSITY

My book "Boston and the Making of a Global City" discusses the various characteristics of global cities and how they relate to land economics, using Boston as a case study. The major focus of the book is the development of the knowledge sector economy, including R&D, business development, and the locational characteristics of Greater Boston's innovation ecosystems, particularly life sciences and information technology. The book describes the related patterns of real estate development, including the spread of biotech lab space and the desire for academic and business innovators to physically interact.

The book examines the role of real estate investment decisions by drawing upon studies prepared by universities, public agencies, think tanks, and business consulting firms that evaluate the attributes and performance of the world's leading cities. A number of these studies examine real estate development patterns in global cities, including Boston and its innovation economy. Other global city ranking studies that analyze land economics issues discuss how investors utilize these studies to understand urban development processes and target acquisition opportunities.

The book treats the development of Cambridge's Kendall Square and related spinoff R&D from MIT. It also describes the land use transformation that has been occurring at Boston's Seaport district, which has emerged as a prototypical global economic district, which draws upon its proximity to Logan International Airport and its connections to other global cities.

The book also discusses the role of the downtown office district and how it is having to adapt to remote work. It suggests that downtown can succeed by diversifying with new housing, including family units, and added cultural, recreational, and retail activity. Like other cities grappling with the same problems, Boston's strategy calls for improving the livability of downtown to attract residents, encourage more social interaction, and spur a wide scope of innovation initiatives.

LEF Funding: \$5,410.00

Total Budget: LEF funded amount for publishing; research and development of publication conducted independently by author

Participants: James C. O'Connell, Ph.D, FAICP, Adjunct Professor, Boston University, City Planning-Urban Affairs Program, UMass Press

Endorsed by the Boston Chapter

KeyNotes: <https://lai.org/what-is-a-global-city/>

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## **SPRING 2024 – SAN FRANCISCO**

### FINANCIAL FEASIBILITY ANALYSIS OF ALTERNATIVE LEGISLATIVE APPROACHES TO CHANGE CONSTRUCTION DEFECT LIABILITY

#### SAN FRANCISCO BAY AREA PLANNING AND URBAN RESEARCH ASSOCIATION (SPUR)

Prepare a financial feasibility analysis of alternative legislative approaches to change construction defect liability. The LAI Land Economics Foundation grant will be used to provide essential support to quantify the impacts of construction defect liability and deposit practices on project feasibility and communicate those impacts to policymakers.

This project is a follow-up from a LAI Global Initiatives Committee webinar conducted October 26, 2023. A team of LAI members (Tim Youmans - Sacramento, Richard Cook & Ken Cameron & Kerry Nagy - Vancouver, and Wendy Mohr - Toronto) participated in the webinar and prepared a research paper titled Home Ownership in Transition - A Canada - California Comparison. The webinar and paper evaluated two key factors that severely limited condominium development in California compared to Canada: construction defect litigation and use of deposits to fund construction.

Following the webinar, the LAI team was connected to SPUR by Steve Wertheim, a key staff member of the California Assembly Housing Committee. SPUR is in the process of completing a detailed analysis of construction defect liability by looking at approaches used in other California, other states and adding in the Canadian approach. The LAI webinar team has agreed to assist SPUR in completing its analysis.

A key piece of the SPUR's work program is not funded. That piece is the financial feasibility analysis of alternative approaches to dealing with construction defect litigation and financing approaches using homeowner deposits. SPUR will contract with a consulting company to prepare the financial analysis and draft a chapter in the SPUR report.

LEF Funding: \$11,000.00

Total Budget: LEF funded amount

Participants: Sarah Karlinsky, Project Manager, Berkeley, Michael Lane, SPUR;

Report Partners: California Community Builders, California YIMBY, Bay Area Council, East Bay for Everyone, California Building Industry Association. The Turner Center for Housing Innovation Turner Center for Housing Innovation – UC Berkeley

LAI Member support: Tim Youmans (lead), Richard Cook (lead), Ken Cameron, Kerry Nagy, Wendy Mohr. Likely additional LAI Members will be involved.

Referenced LAI Webinar Discussion Paper: [Home Ownership in Transition – A Canada-California Comparison](#)

Report: "The Financial Impacts of Construction Defect Liability on Housing Development in California"

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## **SPRING 2024 – HAWAII**

### **KEEPING IT GREEN AND HEALTHY: DEVELOPING GREEN TECHNOLOGIES FOR URBAN SUSTAINABILITY**

#### **UNIVERSITY OF HAWAII**

The intent of this project is to address climate change in by assisting business and residents to assessable “green technologies” (Green Roofs & Living Walls) in order to help improve their quality of life by providing new techniques and products to save energy in their homes and business, as well to provide ways to save money on groceries by giving them the means to grow healthy vegetables within limited spaces.

Green roofs and living walls involve growing plants on rooftops, and sides of buildings, thus replacing the vegetated footprint that was removed when the building was constructed. This technology and usage are growing at an estimated pace of 15% per year in locales such as Germany, Oregon, and Chicago that have embraced the concept. Despite work in the latter two locations, the green roof movement is in its emerging stages in the US, with design, political, and environmental interest rapidly growing. This is due to the increasingly salient need for affordable food supply, stormwater abatement, heat island mitigation, reducing buildings energy consumption, and the improvement of aesthetics in urban districts.

This is one of the most comprehensive multi-treatment green roof/living wall studies that has been conceived. Most studies of this type simply construct trays to grow plant material and test them. This study has constructed actual buildings “eco-sheds” that resemble single-wall construction that is typically found throughout Hawai‘i.

The information that will be generated from this project will provide the first “real world” information regarding Green roof and Living walls opportunities and barriers. This project has been set-up to replicate real buildings to fully test green roof and living wall systems: tray, monolithic, compressed media, and geotextile systems which are predominate throughout the country. Measurements for mitigation of inside heat, temperature, moisture, and storm water management will be captured. Additionally, the potential for food production with these systems. Once all the data has been analyzed, the opportunities and challenges of each system type will be clearly explained and recommendations can then be made to provide the most benefit of each system type, as well as soil media and plant species recommendations.

LEF Funding: \$18,962.62

Total Budget: LEF funded amount + Funding from the University of Hawaii

Participants: Dr. Andy Kaufman, ASLA, MLA, Ph.D., Associate Professor / Landscape Specialist, University of Hawaii at Manoa, Honolulu

Endorsed and sponsored by the Aloha Chapter

## **SPRING 2023 – MELBOURNE**

### **LEVERAGING LAND-BASED FINANCING TO FINANCE THE SOCIO-ECONOMIC COST OF JUST TRANSITION – A CASE FROM INDIA**

#### **THE UNIVERSITY OF MELBOURNE**

India has committed to attaining approximately 50% cumulative electric power installed by 2030 from clean sources in the Nationally Determined Contributions (GoI, 2022). This implies a shift away from coal-based power generation, which constitutes 55% of the total energy supply, to clean sources of energy. As the second largest coal producer, India produces approximately 730 million tons of coal per year (Srivastava, 2022). Shifting away from coal would require closure of a number of coal mines. The coal mine sector employs 725,000 persons (EY, 2022) in direct employment and at least 4 times this number in indirect employment. Economy of a number of towns and cities in India is purely coal mining-based activities. The socio-economic cost of transitioning to cleaner sources is enormous, which has not been factored in the cost of just transition.

International Labour Organization (2023) defines Just Transition (JT) as “greening the economy in a way that is as fair and inclusive as possible to everyone concerned, creating decent work opportunities and leaving no one behind”. JT can be considered as a process of energy transition in a planned manner to handle both the short and long term impacts it leaves on employment and the economy. Financing the social and economic costs of JT is an area that requires innovative solutions. Repurposing land owned by coal mines for other activities will not only be economically but also socially desirable.

Within this context, the main objective of this proposal is to examine how land of coal mines that would be affected by JT can be leveraged to finance the socio-economic cost that closure of mines would entail.

The expected outcomes of this study include an in-depth analysis of the possible land-based financing options available while considering the perspective of different stakeholder categories. This study aims to propose a possible LBF solution for meeting the socio-economic cost of coal mine closure in India. The findings are also relevant to countries such as China and Indonesia which are also dependent on coal-based energy.

LEF Funding: \$20,000.00

Total Budget: LEF funded amount + funding from The University of Melbourne

Participants: Professor Piyush Tiwari, Dr. Raghu Dharmapuri Tirumala and Dr Jyoti Shukla from Faculty of Architecture, Building, and Planning, The University of Melbourne, Australia, and a partner institution from India will undertake this research

Report: [https://lai.org/wp-content/uploads/2025/12/Leveraging-Land-and-Housing-for-Just-Energy-Transition Coal-Mine India-Dec2025.pdf](https://lai.org/wp-content/uploads/2025/12/Leveraging-Land-and-Housing-for-Just-Energy-Transition-Coal-Mine-India-Dec2025.pdf)

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## **SPRING 2023 – BOSTON**

### USING TWITTER BOTS TO ASSESS RISKS TO LAND DEVELOPMENT AND PLANNING

#### TUFTS UNIVERSITY

This study will examine the role and potential risk of AI and automated social media accounts related to land development and will extend the previous research we have done with LEF in examining the role and potential risk of AI and automated social media accounts in participatory planning processes related to land development. The rapid growth and massive uptake of social media has resulted in a surge in public interest and capacity to engage with others around key land development topics. Due to the low cost and high potential engagement, planners and policymakers have been quick to open electronic channels of participation to inform the decision-making process. In doing so, an opportunity for subversion from groups with alternate and possibly nefarious interests has been created.

This project seeks to build on research we conducted with LEF in 2019-2020 and again in 2022-2023 to continue to study the risks that social media manipulation poses to both online community discourse around land development and planning topics and real-world outcomes. In this proposed project, we will address questions raised at a webinar where this research was presented; attendees wanted to know about the 21 projects we earlier studied: were the bots determinative in changing the outcomes of the development projects? We will make assessments of the roles of the bots through a systematic review of news stories and news sources to see if any such projects were suspected of being influenced by bots and will supplement our own search through the administration of a survey to professional planners and consulting planners

We will then conduct case studies of three projects identified through the survey and/or news/social media searching, including a close forensic review of the social media trail of each and then conduct 3-5 interviews with key players. Based on the review of the 21 projects, we will seek to select a case that represents each of the types of projects that appear most vulnerable to bot influencing. Lastly, we will examine how new generative text AI bots (ChatGPT) are specifically being used in these participation and community outreach processes.

LEF Funding: \$20,000.00

Total Budget: LEF funded amount + funding from Tufts University, Queen's University, Cardiff University

Participants: Justin Hollander, Professor and Director of the Urban Attitudes Lab at Tufts University, Maxwell Hartt, Assistant Professor in the Department of Geography and Planning at Queen's University, and Ruth Potts, Lecturer in Spatial Planning in the School of Geography and Planning at Cardiff University

White Paper: [USING TWITTER BOTS TO ASSESS RISKS TO LAND DEVELOPMENT AND PLANNING](#)



## **SPRING 2023 – NEW YORK**

THE DEMISE OF THE COMMERCIAL BUSINESS DISTRICT? USING MOBILITY BEHAVIOR DATA AND MACHINE LEARNING TO UNDERSTAND AND PREDICT THE IMPACT OF REMOTE WORK ON THE BUILT ENVIRONMENT

NEW YORK UNIVERSITY in partnership with MEMPHIS MEDICAL DISTRICT COLLABORATIVE

The acceleration of remote and hybrid work, together with shifting attitudes about the nature of work and changing labor relations, marks a potential turning point for the spatial structure of cities. Several recent studies point to potential declines in urban fortunes because of remote work<sup>1, 2</sup>, while others emphasize the benefits of urban agglomeration and the resilience of the city as a sustainable structure for future growth<sup>3,4</sup>. Understanding the effects of remote work is central to the study of cities, but necessitates objective, rigorous, and transparent analysis to determine what the actual changes in mobility behavior are, what areas are affected, and how these changes will induce a spatial reconfiguration of the city and its associated built, natural, and social infrastructure.

To more fully examine specific aspects of these debates, the proposed research aims to use mobility data covering more than 40 million devices and over 220,000 Census Block Groups, together with job market, real estate, and land use information, to analyze changing patterns of work in all major U.S. cities by modeling mobility behavior between and across urban employment centers. We are concerned with the spatial and temporal patterns of commuting and the shifting mobility connections between employment centers and residential areas. Using network analysis and machine learning, we explore the effects of remote and hybrid work and population migration on the spatial structure of cities. The study will provide a deeper understanding of how mobility patterns and use of space are shifting in response to the changing nature of work in U.S. cities. In addition to providing insights into demand for urban workspace and locational decisions, the data processing and analysis proposed here are expected to provide a foundation for future, data-driven studies in several areas of relevance to the Land Economics Foundation.

LEF Funding: \$15,000.00

Total Budget: LEF funded amount + NYU Center for Urban Science and Progress funding

Participants: Professor Constantine E. Kontokosta and Professor Shlomo Angel, Marron Institute of Urban Management & Center for Urban Science and Progress as Principal Investigators and PhD student Bartosz Bonczak

Jan 24, 2025, Webinar: [Understanding Shifts in Community Behavior and Mobility Networks in American Cities](#)

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## **SPRING 2022 – MEMPHIS**

### **A BARRIER TO AFFORDABILITY: HOW CURRENT PROPERTY TAX POLICIES IMPACT LAND DEVELOPMENT**

UNIVERSITY OF MEMPHIS in partnership with MEMPHIS MEDICAL DISTRICT COLLABORATIVE

The Memphis Medical District Collaborative is particularly interested in taxation issues in the Medical District and how they can be reformed to establish a more equitable framework in which development can occur. This project proposes to study the "per unit residential cap" and determine its impact on new development and existing infill opportunities in the Medical District. The project will start by analyzing how the cap in Tennessee compares to other major cities in the United States and how they have dealt with this issue in general. This will also provide insight regarding the uniqueness of the "per unit residential cap". Local developers will also be interviewed to determine if they feel this cap has been a barrier to development. The research will consider the impact of several different taxing strategies on development.

LEF Funding: \$20,000.00

Total Budget: LEF funded amount + Pro-bono Salaries for Professor Zahirovic and Professor Sunderman

Participants: Professor Velma Zahirovic-Herbert, Department of Finance, Insurance and Real Estate as Principal Investigator, Professor Mark Sunderman as Investigator, and others

Feb 9, 2024, Webinar: [A Barrier to Affordability: How Current Property Tax Policies Impact Land Development I the Memphis Medical District](#)

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## **FALL 2021 – CHICAGO**

LAI'S 90<sup>TH</sup> ANNIVERSARY PROJECT, Christine Williams, LAI Historian

The project engaged Chapters in the celebration of the 90th Anniversary of LAI. The History Committee led a multi-faceted effort to educate LAI members on the history and legacies of our Society and to support Chapters in diverse means of participating. LEF provided an initial \$5,000 grant for technical services for "100 Faces" for the LAI homepage and for assistance to Chapters in developing videos to tell their own stories. The

A requested follow-up grant covered \$1,800 of overages from assistance to the Chapters

LEF Funding: \$6,800

Participants: Christine Williams, LAI Historian, LAI History Committee, and Chapter Presidents.

As part of the 90<sup>th</sup> anniversary project, The LAI Global Chapter and LAI Historian Christine Williams hosted a three-part Zoom series around the themes set in *The Color of Law: A Forgotten History of How Our Government Segregated America* by Richard Rothstein. Links to that series are here:

[The Color of Law Part I](#)

[The Color of Law Part II](#)

[The Color of Law Part III](#)

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## **FALL 2021 – BOCA RATON**

COMPARING WALK ACCESSIBILITY MEASURES' IMPACT ON HOME VALUES

FLORIDA ATLANTIC UNIVERSITY, UNIVERSITY OF WASHINGTON, UNIVERSITE DE GENEVE

Recent research has established a strong link between walkable residential areas and residential home values. This study will systematically evaluate all freely available measures of walkability in the United States by means of comparing their performance in the prediction of house values, and furthermore to compare that performance with that of WalkScore – the currently most widely used analysis tool. Areas in both Seattle and Miami will be evaluated. As a result of this study, researchers and analysts should have a more refined understanding of which aspects of walkability matter most, and how to best measure those aspects.

LEF Funding: \$11,500

Participants: Louis A. Merlin, Ph.D., AICP, Florida Atlantic University, Steven C. Bourassa, Ph.D., University of Washington, Martin Hoesli, Ph.D. University of Geneva, and John L. Renne, Ph.D., AICP, Florida Atlantic University

White Paper: [Influence of walkability on housing value in Seattle and Miami](#)

White Paper: [A Comparison of the Impacts of Alternative Walkability Measures on House Values](#)

Sept. 8, 2023, Webinar: [Comparing Walk Accessibility Measures Impact on Homes](#)

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## **SPRING 2021 – BOSTON**

THE ROLE AND POTENTIAL RISK OF AUTOMATED SOCIAL MEDIA IN THE PARTICIPATORY PLANNING PROCESS RELATED TO LAND DEVELOPMENT, PHASE TWO.

TUFTS UNIVERSITY in collaboration with CARDIFF UNIVERSITY

This project underway at Tufts University is studying the risks that social media manipulation poses to online community discourse around land planning and development topics. Phase One reviewed social media discourse at 20 major real estate development projects in the USA. Phase Two is developing a set of 12 Twitter bots to test a range of cyber influencing strategies. The research findings will develop recommendations for planners and policymakers, including sample legislation.

Collaboration is being undertaken with the Boston Chapter, LAI.

LEF Funding: \$10,744

Total Budget: \$30,000

Participants: Justin Hollander, Professor and Director of the Urban Attitudes Lab at Tufts University and others – see PHASE ONE below.

Jan 13, 2023, Webinar: [The Role and Potential Risk of Social Media in the Participatory Planning Process Related to Land Development – Phase Two](#)

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## **SPRING 2021 – RALEIGH-DURHAM**

HOW MARKET ACTORS RESPOND TO UPZONING: EVIDENCE FROM DURHAM, N.C.

UNIVERSITY OF NORTH CAROLINA, CHAPEL HILL

Although up-zoning policies are increasing in the U.S. with the goal of stimulating new and affordable housing, little is known about residential developer's attitudes and perceptions of these policies. This

study addresses this knowledge gap by conducting interviews with up to 30 residential developers in the Durham, N.C. market to develop an understanding of how, if at all, up-zoning is influencing developer decisions to build or not in the up-zoned neighborhoods and to identify the type of housing they may be planning or building.

LEF Funding: \$14,020

Total Budget: \$30,000.

Participants: Dr. Emil Malizia, Research Professor, Department of City & Regional Planning, UNC-Chapel Hill in collaboration with Dr. Mai Thi Nguyen, Professor, Urban Studies and Planning,

University of California, San Diego, and Atticus Jaramillo, Ph.D. Candidate, Department of City & Regional Planning, UNC.

Video Presentation: [How Do Market Actors Respond to Upzoning?: Evidence from Durham North Carolina](#)

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## **SPRING 2021 – WASHINGTON, D.C.**

BOOK MAP RESEARCH & PRODUCTION, “*The Richest Crop – The Work of Harry Wardman.*”

APA, AIA, GEORGE WASHINGTON CHAPTER LAI

Although Wardman buildings have helped define Washington’s built environment for more than a century, “The Richest Crop” is the first book and comprehensive study of his life and work. Most of Wardman’s projects are extant and the neighborhoods viable.

Maps that define those neighborhoods will assist planning and preservation efforts in D.C. thereby benefiting the city as a whole. In addition, several affiliate organizations have expressed a desire for these maps to facilitate their studies and advocacy work.

The grant will support the creation of 10 maps. The 1st will illustrate Wardman’s oeuvre complete. Maps 2-9 will locate each of his eight periods of construction. The 10th map will locate those projects on which Wardman placed restrictive covenants, thereby illustrating the historical housing bias in U.S. cities that prevented wealth creation for black residents.

Collaboration is being undertaken with the George Washington Chapter, LAI.

LEF Funding: \$7,500

Total Budget: \$12,900

Participants: John Schlichting, APA, and Sally L. Berk, AIA, George Washington Chapter

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## **SPRING 2020 - HAWAII**

PLANTING RESILIENCY: URBAN TREE BELOW GROUND MITIGATION TECHNIQUES

UNIVERSITY OF HAWAII

This project is the first comprehensive multi-treatment urban tree/infrastructure damage study that has been done in the U.S., and the first urban tree study in Hawaii. Already six years established and with \$275,789 invested thus far, \$82,148 is needed to complete the final phase of the project with publication, presentation, and recommendations of findings.

Predominantly all urban tree research has been done in temperate climates, which cannot address the constant growth and conditions that are experienced in tropical/subtropical environments such as Hawaii. The final phase will complete and document unique and valuable research that will directly benefit a world facing climate change by providing actionable insights to governments and companies planting trees in urban areas.

Endorsement and collaboration by the Aloha Chapter, LAI.

LEF Funding: \$19,962.29

Total Budget: \$82,148 Final Phase

Participants: Dr. Andy Kaufman, ASLA, MLA, Ph.D., Associate Professor / Landscape Specialist, University of Hawaii at Manoa, Honolulu

May 12, 2023, Webinar: [Planting Resiliency: Exploring Below-ground Mitigation Techniques for Urban Trees](#)

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## **SPRING 2019 – GEORGIA**

### CAPTURING FLEXIBLE ATTITUDES AND BEHAVIORS TOWARDS LAND VALUE CAPTURE

UNIVERSITY OF GEORGIA in collaboration with University of Liverpool and University of Jiaotong

This international comparative research seeks to understand key stakeholder behaviors in light of existing and alternative land value capture (LVC) mechanisms, exploring the degree of flexibility within existing market frameworks to permit new LVC policies and institutional learning.

It will measure stakeholder attitudes and behaviors towards LVC mechanisms in three global case studies: the Beltline in Atlanta (USA), the Cross Rail railway station in Ealing, London (UK), and rail transit integrated development in Shanghai (China).

Collaboration is being undertaken with the Atlanta Chapter, LAI.

LEF Funding: \$10,000

Total Budget: \$30,000 (Funding for travel and other expenses obtained from other sources)

Participants: Velma Zahirovic-Herbert, Professor, Dept. of Financial Planning, Housing and Consumer Economics, University of Georgia; University of Liverpool, University of Jiaotong., Shanghai.

Video Presentation: [Land: Value to Capture?](#)

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## **SPRING 2019 – BOSTON**

### THE ROLE AND POTENTIAL RISK OF AUTOMATED SOCIAL MEDIA IN THE PARTICIPATORY PLANNING PROCESS RELATED TO LAND DEVELOPMENT

TUFTS UNIVERSITY in collaboration with CARDIFF UNIVERSITY

This project under, the direction of Justin B. Hollander, PhD, AICP, Tufts University, is studying the risks that social media manipulation poses to online community discourse around land planning and development topics. To gauge this risk, the research is reviewing social media discourse at 20 major real estate development projects in the USA in an attempt to detect the use of bots and to assess their impact. Next, the research is developing a set of 12 Twitter bots to test a range of cyber influencing strategies. Each will have a core set of artificial intelligence and a unique personality with topical interests around key land development and planning issues. The research findings will be used to develop a theory of Smart NIMBY-ism (Not In My Backyard) and developed targeted recommendations for planners and policymakers, including sample legislation.

Collaboration is being undertaken with the Boston Chapter, LAI.

LEF Funding: \$10,000

Total Budget: \$30,000

Participants: Justin Hollander, Professor and Director of the Urban Attitudes Lab at Tufts University, Maxwell Hartt, Lecturer in Spatial Planning in the School of Geography and Planning at Cardiff University, Ruth Potts, Lecturer in Spatial Planning in the School of Geography and Planning at Cardiff University.

KeyNotes: [New Research shows 15-40% of land use approvals are being impacted by use of "bots" \(robots\)](#)

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## **SPRING 2019 – INDIANA**

THE FUTURE OF THE SUBURBAN MALL – DEVELOPMENT OF AN INDEX FOR PREDICTING  
BALL STATE UNIVERSITY, COLLEGE OF ARCHITECTURE AND PLANNING

The purpose of this research is to study shopping malls to get a better understanding of mall closings and their renewal, and to provide guidance to civic leaders and property owners so they can better prepare and more effectively respond to the "retail apocalypse."

The research will develop a typology for shopping malls, identity and differentiate characteristics between them, and provide an index for measuring and predicting the health of shopping malls.

Collaboration is being undertaken with the Ely Chapter, LAI.

LEF Funding: \$10,000

Total Budget: \$19,000

Participant: Michael A. Burayidi, Irving Distinguished Professor and Chair of Department of Urban Planning, Ball State University, Indiana

Video Presentation: [Future of the Retail Mall](#)

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## **SPRING 2019 – MELBOURNE**

RECONSTRUCTING LAND-BASED LOSSES OF DISASTER AFFECTED VICTIMS.

UNIVERSITY OF MELBOURNE, FACULTY OF ARCHITECTURE, BUILDING AND PLANNING



This research aims at identifying personal, social, economic, and physical losses, in terms of 'capabilities' and 'functions' associated with land and property. Examples include disaster-affected victims in Fukushima (Japan) and residents of post-flood colonies of, Chennai (India).

A goal is to identify and propose compensation mechanism through which victims are enabled to reconstruct their pre-disaster conditions. Surveys of affected households will be conducted to identify the losses in Chennai and Japan. The findings will be relevant to addressing needs stemming from disasters in numerous international locations.

LEF Funding: \$ 10,000 (matching funds being provided by RICS Research Trust)

Total Budget: \$26,500

Participants: Professor Piyush Tiwari, University of Melbourne and RICS Research Trust (through Professor Piyush Tiwari and Jyoti Rao)

Video Presentation: [Disaster Recovery – What are international communities learning?](#)

Published Article: [Measuring housing wellbeing for disaster victims in Japan and India](#)

Published Article: [Post-disaster Reconstruction and Well-being of Affected Persons in Chennai, Tamil Nadu, India](#)

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## **FALL 2018 – PUERTO RICO**

### PUERTO RICO SPRING 2019 LEW – PROFESSIONAL ADVISORY DELEGATION (PAD) SUPPORT

LEF funding assisted LAI to test and establish the PAD process and format with the potential to be utilized during selected future LEWs. The LAI's expert advance delegation visits and subsequent LEW attendee insights from the neighborhood tour and working session on May 1, 2019, enabled advances in Río Piedras' strategic planning process.

The PAD occurred during a critical time in anticipation of significant US Federal disaster funding being allocated to Puerto Rico. The results of the PAD are being made available to participants, the newly established San Juan LAI Chapter, various agencies, and the larger LAI membership.

Developing a Río Piedras Quality of Life Program

LEF Funding: \$ 8,000

Total Budget: \$13,000 (including \$5,000 match from LAI)

Participants: Trust for the Development of Río Piedras (TDRP), University of Puerto Rico Graduate School of Planning (UPR) and LEW Professional Advisory Delegation (PAD)

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## **FALL 2018 – NEW YORK**

### ESTIMATING HOUSING SUPPLY ELASTICITIES FOR MANHATTAN FROM 1870 TO 2017

#### RUTGERS UNIVERSITY - NEWARK

This research documents the housing supply elasticity in Manhattan from 1870 to 2017. The goal of the project is to evaluate the degree to which the real estate community has been able to respond to the demand for new housing. It documents whether the recent run up in housing prices is due to a reduction in the elasticity of supply from possible causes including zoning regulations.

The results have important policy dimensions for increasing the housing supply over the long run, and which can inform the debate today about housing affordability, up-zoning, and pricing trends.

LEF Funding: \$15,000

Total Budget: \$38,000

Participants: Professor Jason M. Barr, Department of Economics, Rutgers University, Newark

KeyNotes: [Rutgers Team Completes Herculean Effort – Documenting Housing in Manhattan for 1870-2017](#)

## **SPRING 2018 – FLORIDA**

BIG DATA ACCESSIBILITY MEASURES AND URBAN LAND VALUES

FLORIDA ATLANTIC UNIVERSITY and UNIVERSITY OF GENEVA

This study is exploring and utilizing the latest transportation data, known as Sugar Access, which is provided by Citi Labs, and its application to the study of numerous land economics

The data being utilized is providing finer-grain and more current information for a wide range of applications including real property tax purposes, mortgage underwriting, transportation planning and land use analysis.

The study is directed by Dr. Steven Bourassa at FAU working in collaboration with other faculty at FAU and the University of Geneva, Switzerland. The LEF grant is an anchor grant with a goal of attracting additional funding to facilitate the study being expanded to new phases.

LEF Funding: \$10,000

Total Budget: \$93,500

Participants: Florida Atlantic University, School of Urban and Regional Planning  
University of Geneva, Switzerland, and Citi Labs.

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## **SPRING 2018 – SAN DIEGO**

DOS PUERTAS INTERNATIONAL TRADE AND INNOVATION CENTER

UNIVERSITY OF CALIFORNIA, SAN DIEGO, AND LAI

This LEF grant supports a market study to test the feasibility of a cross border business facility/center along the US/Mexico border near San Diego, allowing both private and public-sector entities to conduct business without the delays of border crossings. The goal is to provide an environment conducive to solving issues for mutual benefit.

Planning for Dos Puertas had been underway since 2011, but the project lacked a comprehensive feasibility study to present to all entities required to approve the concept, location, construction funding and concept implementation.

The study was undertaken through a collaboration of UC - San Diego, multiple university partners, LAI Chapter members, and related consulting and governmental professionals and entities. The

research results were presented at the Orange County LEW, October 2018.

LEF Funding: \$15,000

Total Budget: \$20,000

Participants: University of California, San Diego  
San Diego Chamber of Commerce  
Tijuana Development Corporation  
Nettleton Strategies  
Dos Puertas Strategic Development Team  
Xpera Group (LAI San Diego)

KeyNotes: [Dos Puertas Video Presentation](#)

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## **SPRING 2018 – CHICAGO**

FUNDING FOR GRAPHIC NOVEL – *NO SMALL PLANS*

CHICAGO ARCHITECTURE FOUNDATION (now CENTER)

The initial printing of *No Small Plans* was well received and this second LEF grant assisted a second printing, teacher workshops on civic involvement and city planning, and distribution of the *Planning Chicago* book (also partially underwritten by LEF) to teachers as a teaching aid.

Course and teaching materials are being posted on-line by the Chicago Architecture Foundation for utilization by other communities with appropriate credits given to Lambda Alpha International and Land Economics Foundation.

The education process and copies of the book were presented at the Orange County LEW, October 2018

LEF Funding: \$5,000

Total Budget: \$109,180

Participants: Chicago Architecture Foundation  
Chicago Plan Commission  
Chicago Public Schools  
Chicago Public Library  
American Planning Association  
Chicago Department of Cultural Affairs  
Illinois Humanities Council  
Wacker Manuel Advisory Committee

[Video Grant Presentation](#)

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## **APRIL 2017 – CHICAGO**

GRAPHIC NOVEL OF BURNHAM MASTER PLAN

CHICAGO ARCHITECTURE FOUNDATION

*No Small Plans* is a 144-page graphic novel inspired by the 1911 *Wacker's Manual of the Plan of Chicago* designed to promote the Burnham Bennett 1909 Plan for Chicago.

It was created for and then utilized as a textbook for 8th graders in the Chicago schools. The novel follows the adventures of young people in Chicago's past, present and future as they wrestle with why design matters. The work was presented at the Orange County LEW.

Through partnerships with the Chicago Public Schools and Public Library, The Chicago Architecture Foundation (CAF) intends to reach 30,000 students in grades 7-10 by 2020.

Working with students and teachers, CAF uses the city as a canvas to educate students about the importance of design and planning. The LEF grant helped fund the initial printing of 4,300 copies and associated launch and teacher education activities.

LEF Funding: \$5,000

Total Budget: \$140,940

Participants: Chicago Architecture Foundation  
Chicago Plan Commission  
Chicago Public Schools  
Chicago Public Library  
American Planning Association

KeyNotes: [Chicago Architecture Center Video Presentation](#)

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## **SPRING 2017 - SEATTLE**

EXPLORING OFFICE BUILDINGS CHARACTERISTICS & OCCUPANTS WELL BEING

UNIVERSITY OF WASHINGTON, SEATTLE

This innovative study combines research from the life sciences and real estate property analysis to measure the impact of different office environments and features on workplace users and tenants.

The Urban Lab at The University of Washington has health profiles on approximately 2,000 individuals - one quarter of whom work in office buildings in the Seattle locale.

Research in selected office building monitored daily worker activity utilizing observation devices; observing travel diary, activities and socioeconomic characteristics; and relating these findings to the services and amenities provided in these buildings.

The research project established the relationship between building characteristics, operating expenses, the well-being of the occupants, and the performance of the office structures in the marketplace.

This study was presented at the Baltimore LEW, April 2018.

LEF Funding: \$16,500

Total Budget: \$96,500

Participants: Dr. Sofia Dermisi, Victor L. Lyon and Alvin J. Wolff Endowed Professor in Real Estate, Professor of Urban Design and Planning, University of Washington; National Institute of Health; and BOMA Seattle King County

KeyNotes: [Is there a relationship between building characteristics and occupant well-being?](#)  
[Video Presentation](#)

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## **SPRING 2016 – PORTLAND, OREGON**

### **TRIP AND PARKING GENERATION AT TRANSIT-ORIENTED DEVELOPMENTS**

#### **UNIVERSITY OF UTAH**

The purpose of this analysis of the Orenco Station area in Portland, Oregon was to quantify the fiscal and economic benefits of park-and-ride lots as compared to active uses such as multifamily housing, office, and retail in transit-oriented developments (TODs).

This analysis is an extension of the Capitalizing Transit Accessibility analysis at the University of Utah, partially supported by a 2013 LEF grant. The analysis concluded that communities receive greater economic benefits from active uses and are over emphasizing park and ride strategies.

LEF Funding: \$7,500

Total Budget: \$39,732

Participants: University of Utah  
National Institute for Transportation & Communities  
Utah Transit Authority  
Utah Department of Transportation  
Wasatch Front Regional Council

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## **SPRING 2016 – PALOS VERDES ESTATES, CALIFORNIA**

MALAGA COVE PLAZA ENHANCEMENT - PHASE 1

CITY OF PALOS VERDES, CALIFORNIA and LOS ANGELES CHAPTER, LAI

Malaga Plaza is one of the oldest examples of a Public/Private Partnership where the buildings are owned privately, and the common parking, circulation and vehicular access routes are owned by the City.

The LEF grant supported a joint effort by the private owners and the City to identify a new mix of uses, parking solutions, and public improvements – an effort being facilitated by members of the Los Angeles Chapter.

A first phase was a cost versus benefits study presented at the April 2016 Memphis LEW. The second phase identified an implementation plan.

LEF Funding: \$15,000

Total Budget: \$27,000

Participants: LAI - Los Angeles Chapter  
City of Palos Verdes Estates  
Malaga Cove Plaza Business and Professional Association

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## **SPRING 2016 – TREASURE ISLAND, FLORIDA**

LAND USE MIX FOR FISCAL SUSTAINABILITY IN BEACHFRONT COMMUNITIES

UNIVERSITY OF SOUTHERN FLORIDA AND UNIVERSITY OF TAMPA

The project explored the impact of public regulations and policies on urban decline in Florida beachfront communities. Mixed use zoning, revised flood regulations and increased densities were among the tools identified for their economy-wide effects. A cost/benefit analysis was made of the various potential strategies to provide guidance to similar communities.

A case study was presented at the Philadelphia LEW, April 2017.

LEF Funding: \$12,311

Total Budget: \$21,061

Participants: University of Southern Florida St. Petersburg  
Tampa Bay Regional Council



City of Treasure Island

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## **FALL 2016 – CHICAGO**

### PRESERVING CHICAGO'S PLANNING HISTORY – PROGRESS REPORT

#### THE NEWBERRY LIBRARY

This archiving effort gathered both public plans and private collections to preserve and make available key planning efforts over the past century in the Chicago region. The tasks included the professional digitization of selected major Chicago city plans and the cataloguing of studies from individuals and planning practices.

A related goal is to encourage and provide a model for similar archiving efforts in other cities and planning jurisdictions. Collaboration has been undertaken with the Ely Chapter.

A progress report was made at the Baltimore LEW, April 2018.

LEF Funding – Phase One: \$10,000

Total Budget: \$19,700

Participants: Newberry Library  
LAI - Ely Chapter

KeyNotes: [Preserving Chicago's Historic City Plans Video Presentation](#)

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## **FALL 2016 – MOUNT VERNON, NEW YORK**

### HISTORIC DISTRICT REDEVELOPMENT STUDY

#### CITY OF MOUNT VERNON, NEW YORK

Positioned in the central core of the City of Mount Vernon are two blocks of historic structures, located between other major redevelopment areas where considerable renewal resources have been expended.

The LEF grant funded an analysis and the city's first public participation process to revitalize the central, historic area with viable mixed use cultural and retail uses, while also stimulating new construction on each flank. An overlay district is now in the process of being created.

The progress report was made at the Philadelphia LEW, April 2017, and a completed case study was presented at the Baltimore LEW, April 2018.

LEF Funding: \$20,000

Total Budget: \$23,000

Participants: Department of Planning and Community Development,  
City of Mount Vernon

KeyNotes: [Bringing Public Participation to Community Planning Video Presentation](#)

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## **FALL 2014 – CHICAGO**

FUNDING FOR AN E-BOOK - *PLANNING CHICAGO*

AMERICAN PLANNING ASSOCIATION

This LEF grant supported the creation of an e-book to supplement the 2013-printed edition of *Planning Chicago*. The grant enabled the gathering of permissions and the payment of reproduction fees for exhibits, maps, pictures, etc. The efforts of APA staff and authors were on a voluntary basis.

LEF Funding: \$5,000

Total Budget: \$5,000

Participants: LAI - Ely Chapter  
American Planning Association

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## **SPRING 2013 – SANTA FE**

TRANSFORMATION OF ST. MICHAEL'S DRIVE, SANTA FE

CITY OF SANTA FE AND LAI - ZIA CHAPTER

The ZIA Chapter of LAI assisted the City of Santa Fe through a partnership with the Santa Fe Chamber of Commerce and Santa Fe Association of Realtors on a project to revitalize St. Michael's Drive corridor of Santa Fe. This commercial corridor of 1.25 miles contained many older and underdeveloped properties with 73% being parking lots.

A vision for housing was identified as the catalyst for transformation and Zia Chapter worked with the City to establish the right incentives including a new zoning overlay district. Several projects to utilizing the "Midtown LINC" housing incentives are underway:

<https://www.morningstarseniorliving.com/communities/assisted-living-santa-fe-nm/>

In addition, the surrounding area was designated an “Opportunity Zone” and a Midtown LINC website is moving forward. A case study was presented at the Philadelphia LEW.

LEF Funding: \$20,000

Total Budget: \$40,000

Participants: LAI - New Mexico Chapter  
City of Santa Fe  
Santa Fe Chamber of Commerce  
Santa Fe Association of Realtors

KeyNotes: [St. Michael's Parkway Repositioning Video Presentation](#)

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## **SPRING 2013 – TORONTO**

ENVIRONMENTAL INFLUENCES ON PROPERTY VALUES

*JOURNAL OF SUSTAINABLE REAL ESTATE, VOL. 6*

In partnership with the American Real Estate Society (ARES), the impact of negative environmental influences (underground storage tanks, superfund sites, landfills, water and air pollutions, power lines, pipelines, etc.) were contrasted with the positive effects of such factors as beach access, views, parkland areas, etc.

The LEF grant supported the research as well as the assembly and publication of the sixth volume of the *Journal of Sustainable Real Estate* focusing on property values and environmental factors.

LEF Funding: \$30,000

Total Budget: \$60,000

Participants: LAI – Toronto Chapter  
American Real Estate Society (ARES)  
Florida International University  
University of San Diego  
University of North Carolina

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## **FALL 2013 – SALT LAKE CITY**

### CAPITALIZATION ON TRANSIT ACCESSIBILITY

#### UNIVERSITY OF UTAH

This grant helped support a systematic gathering of studies since the early 1970's on light rail impacts on property values. A computation and consensus were prepared highlighting the type of real estate products generating the highest premiums, as well as the potential magnitude of these gains.

An initial publication was prepared followed by a series of articles and a presentation at the Memphis LEW.

LEF Funding: \$5,000

Total Budget: \$31,250

Participants: University of Utah  
Cornell University  
University of North Carolina  
University of Pennsylvania  
University of New Orleans

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## **FALL 2013 – ATLANTA**

### FUNDING FOR A BOOK - *PLANNING ATLANTA*

#### AMERICAN PLANNING ASSOCIATION AND LAI – ATLANTA CHAPTER

This third book in the American Planning Association (APA) series provided a critical overview of past, present and future planning activities in the Atlanta region.

Undertaken by APA in collaboration with the Atlanta Chapter of LAI, the results were presented at the Spring 2014 Atlanta LEW as well as the APA annual conference.

The collected essays address why Atlanta became the growth center of the southeast and its prominent role in the future of the region.

LEF Funding: \$5,000

Total Budget: \$39,900

Participants: LAI – Atlanta Chapter  
American Planning Association  
University of Michigan  
Atlanta Regional Commission

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## **FALL 2012 – TORONTO**

PRESERVING INDUSTRIAL LAND IN URBAN AREAS IN FOUR CITIES

DR. STEVEN WEBBER, RYERSON UNIVERSITY, TORONTO

This analysis examined the competing interests for sites previously dominated by manufacturing in the cities of Boston, Toronto, Chicago, and New York.

Field research was undertaken to identify active preservation and redevelopment options versus traditional industrial land preservation efforts. The research documented pro-active industrial recruitment and retention efforts and the economic and planning tools utilized.

The project also received support from the School of Urban and Regional Planning at Ryerson University in Toronto. Results were incorporated in further research by the author on pro-forma analysis and sustainable urban economic development.

LEF Funding: \$10,000

Total Budget: \$15,000

Participants: Ryerson University

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## **FALL 2012 – CHICAGO**

FUNDING FOR A BOOK - *PLANNING CHICAGO*

THE AMERICAN PLANNING ASSOCIATION

This book is second in a series of city-specific publications by the American Planning Association. The LEF grant provided support for research as well as graphics for an examination of a city long known for its Burnham Plan.

The book focuses on city planning practices from the mid-20th century to the present with a chronology of many of the successes that enabled Chicago to surpass many of its midwestern counterparts.

The book also called for a renewed commitment to city planning to address the fiscal

challenges, demographic changes and “two-city” development of the present era.

LEF Funding: \$5,000

Total Budget: \$54,500

Participants: Ely Chicago Chapter and APA

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## **SPRING 2011 – CHICAGO**

FUNDING A SEMINAR IN LAND USE REGULATION

JOHN MARSHALL LAW SCHOOL, CHICAGO

The Kratovil Conference on Real Estate Law & Practice: “40th Anniversary of our Quiet Revolution in Land Use Regulation”, was a one-day seminar hosted by the John Marshall Law School in Chicago along with LAI members from the Ely-Chicago and Aloha-Hawaii Chapters.

The conference featured paper presentations and panel discussions on current topics and trends in Land Use Regulation, Real Estate Ownership and Economic Development. In addition to general program support, the LEF grant enabled a summary booklet as well as press coverage to be provided for the conference.

LEF Funding: \$7,500

Total Budget: \$73,250

Participants: Ely Chapter  
American College of Real Estate Lawyers  
American Association of Law Schools

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## **FALL 2011 – MEMPHIS**

SUSTAINABLE PROPERTY GUIDELINES CLEMSON UNIVERSITY

Sustainable real estate is of growing importance in the real estate market, but this new sector lacks consistency as to performance measurements and reporting standards.

LEF committed funds to assist research to define public and private sector performance criteria and to evaluate the standards needed to ascertain the environmental merits of LEED (U.S.A.) and BREEM (U.K.) projects. This grant supported LAI member participation as well as

publication by the Pennell Center for Real Estate Development at Clemson University.

LEF Funding: \$10,000

Total Budget: \$20,000

Participants: Clemson University  
Counselors of Real Estate (CRE)

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## **SPRING 2009 – LAI INTERNATIONAL**

SAN MIGUEL DE ALLENDE, MEXICO – LAND USE STUDY

LEF, HARVARD UNIVERSITY AND PARTNERS

San Miguel de Allende, a colonial town in central Mexico, of 80,000 people, is a haven for international visitors, retirees and US second-home expatriates. The prospects for urban sprawl threaten to undermine the quality of the community.

A technical workshop involving fifteen participants from multiple disciplines was assembled in San Miguel to provide guidance for urban growth patterns, transportation, water management, conservation, etc. LEF participated with six alliance partners. The end product of the workshop provided the local leadership with guidelines to oversee an orderly growth pattern.

LEF Funding: \$10,000

Total Budget: \$50,000

Participants: LAI Members  
Technical Alliance Workshops  
Harvard University  
San Miguel Municipal Government  
Urban Land Institute  
Riordan Foundation

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## **FALL 2009 – CHICAGO**

FUNDING FOR BOOK ON DANIEL BURNHAM - *THE PLAN OF CHICAGO @ 100*

Burnham Centennial Celebration

The Foundation, Ely Chapter, and 18 partners funded writing and printing a book celebrating Burnham during the Centennial celebration of his career. Chicago was master planned



under the leadership of Daniel Burnham, who went on to prepare plans for San Francisco, Washington, D.C., Buffalo, and Manila.

*The Plan of Chicago @ 100* was created over a four-year period with matching funds from the Ely Chapter. The book allowed LAI to directly participate in the presentation of the project in 2009 and has become a recognized resource document.

LEF Funding: \$30,000

Total Budget: \$200,000

Participants: LAI Ely Chapter  
18 Other Civic and Academic Partners

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## **FALL 2008 – PHOENIX**

IMPACT AND VALUE OF LIGHT RAIL SYSTEM, PHOENIX

ARIZONA STATE UNIVERSITY

With the completion of the METRO light rail system in Phoenix, LEF helped underwrote the cost of updating a ULI study addressing the impact on land uses and values surrounding the stations along the new rail line.

The study was undertaken by master's degree students at Arizona State University working in collaboration with local government agencies. The information was segmented by community to measure the ability to recycle land and to identify constraints on value potential.

LEF Funding: \$ 4,500

Total Budget: \$49,100

Participants: LAI – Phoenix Chapter  
Arizona State University  
Maricopa Association of Governments  
Urban Land Institute

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## **SPRING 2007 – LOS ANGELES**

ROSS MINORITY PROGRAM IN REAL ESTATE

MARSHALL SCHOOL OF BUSINESS, UNIVERSITY OF SOUTHERN CALIFORNIA

USC Marshall School of Business; School of Policy Planning & Development, hosts this program to provide minority urban developers with the technical expertise and access to resources needed to develop real estate projects in their communities. Two training sessions are held per year: the spring session is a two-week resident program, and the winter program is for non-residents and lasts six weeks.

The program was founded in 1993 by the Community Redevelopment Agency of Los Angeles, USC, and others interested in redevelopment and has graduated over 500 leaders in urban revitalization. LEF has participated on a co-sponsor basis.

LEF Funding: \$4,500

Total Budget: \$9,000

Participants: LAI – Los Angeles Chapter, LA Community Redevelopment Agency

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### **SPRING 2006 - PHOENIX**

TV PROGRAM: PRESERVING OPEN SPACES IN SAN DIEGO - *“San Diego Canyonlands”*

<https://www.ucsd.tv/search-details.aspx?showID=11486>

This information/education television program was independently produced and aired on San Diego cable television stations.

*“San Diego Canyonlands”* was produced to further the community’s knowledge on the importance of maintaining environmentally significant canyon areas and linking these connectors with nearby urbanizing areas.

The preservation of vital open space areas is necessary to maintaining the ecosystems of San Diego County; a mitigation program is now in effect.

LEF Funding: \$5,000

Total Budget: \$40,000

Participants: University of California @ San Diego  
San Diego Foundation  
County of San Diego Planning Department  
Estrada Land Planning

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### **SPRING 2006 – NEW YORK**

PILOT PROGRAM: TRAINING HOUSING MEDIATORS

SAGE HOUSE DOMESTIC VIOLENCE SHELTERS – NEW YORK CITY

This LEF grant funded a pilot Housing Mediation program for training volunteer mediators to assist underprivileged/under-educated residents with aggressive landlords. The Safe Horizons pilot was initiated at Domestic Violence Shelters in Manhattan and Brooklyn, and subsequently expanded into a 40-hour training program.

This program has subsequently expanded nationwide with funding support from the IBM Foundation. The Foundation funded \$2,500 in the Spring of 2006; another \$2,500 in the Fall of 2006 was matched by another non-profit entity.

LEF Funding: \$5,000

Total Budget: \$10,000

Participants:

Sage House Domestic Violence Shelters  
New York Cares  
New York Board of Education  
IBM Foundation

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**FALL 2006 – PHOENIX**

FORMING A REAL ESTATE BASED, GRADUATE STUDENT CHAPTER

ARIZONA STATE UNIVERSITY

The Phoenix Chapter of LAI sponsored, implemented, and monitored the establishment of a real estate graduate school student chapter. The graduate students enjoy the benefits of real estate community networking and a practical understanding of the industry through monthly meetings. An annual conference with the Massachusetts Institute of Technology real estate school was also initiated.

This student chapter was funded on a matching basis by the local chapter and has been a source of new LAI members upon graduation and movement into the industry.

LEF Funding: \$5,000

Total Budget: \$10,000

Participants: LAI – Phoenix Chapter  
College of Design  
Urban Land Institute  
Arizona State University