

VITA

James Robert Fountain, Jr.

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EDUCATION

Ph.D., Graduate School of Management, University of California, Los Angeles (UCLA), June 1977.

Major Field: Housing, Real Estate, and Urban Land Economics.

Minor Fields: Finance, Urban Planning, and Research Methodology.

Master of Science, Graduate School of Management, UCLA, 1971. Major: Urban Land Economics and Real Estate.

Bachelor of Arts, UCLA, 1969. Major: Economics.

EXPERIENCE

Present: Director, Applied Research Institute, California State University, Sacramento. This center provides applied research expertise over a wide range of topic areas and disciplines to clients in the business, government, and community leadership areas using access to CSUS Faculty in all Colleges and Schools.

June 2001-June 2005 Chief Economist, Sacramento Regional Research Institute, a joint venture of California State University, Sacramento and the Sacramento Area Commerce & Trade Organization.

June 2000 – June 2005. Special Consultant to the President on Regional Development, California State University, Sacramento.

1978-2001. Founder and Research Director, Real Estate and Land Use Institute, California State University, Sacramento. This research center provided research on topics related to regional economic development, housing, commercial development, and other land use variables for use in urban planning and real estate development decision making.

Present (since 1980). Consultant in real estate and land development. Clients include housing, industrial, and office development companies, mortgage lenders, real estate associations, and expert witness testimony.

1976 - 1994. Professor of Regional Development and Urban Planning, School of Business Administration, California State University, Sacramento. (Currently Professor

Emeritus.) Teaching areas at both the undergraduate and graduate levels included: real estate market and locational analysis, housing economics; regional economic development; mortgage markets; real estate finance; investment analysis; real estate appraisal; and urban planning.

1-1/2 years. Consultant and Community Development Project Coordinator, Mayor's Office of Urban Development, City of Los Angeles. Responsibilities included advising the Mayor and City Council on housing analysis, downtown redevelopment, and economic development policies.

Summary of Recent Research and Public Information Activities

Regional economic analysis including economic forecasts and projections, labor force and manpower studies, housing market studies, analysis of specific industry sectors, and economic impact analysis.

Local economic development analysis, including data and policy analysis performed for local government and community development agencies, and housing and redevelopment agencies.

Housing, Industrial, Commercial, Retail, and other land use and location studies for corporate decision makers.

Long range growth and development studies for lenders, industry associations, and government agencies.

Regional development analysis and publications for the Sacramento Area Commerce and Trade Organization; the Sacramento Metropolitan Chamber of Commerce; Placer County Department of Economic Development; and a number of city and county agencies.

Dr. Fountain's experience in economic analysis over a range of related topics such as economic forecasting, economic development, land use planning, housing market analysis, labor market and educational issues, and many others allows him to go "outside the box" and identify complex relationships between issues which have an integrated effect on the regional economic environment.

RESEARCH, PRESENTATIONS, AND PUBLICATIONS

Economic Impacts of Pension Benefit Payments on California and its Counties, for the California Public Retirement System, April 2007.

Retail Market Analysis and Supportable Retail Development Computations, April 2007, for the E. J. Plesko Company.

“The Renaissance of the Strip Mall: Changing Retail and Residential Trends,” 2007, a series of presentations in Sacramento, San Francisco, Orange County, and San Diego, for Smith Craine Finance.

Economic and Fiscal Impacts of Proposed Condominium Construction in the City of Irvine, California, March 2007, for Starpoint Ventures and the City of Irvine City Council.

“Commercial Real Estate in a Time of Structural Change,” a presentation to the Coldwell Banker International Annual Conference, March 2007.

Community and Regional Economic Benefits of Housing Development, March 2007, for AKT Development.

“Economic Forum: an Executive Briefing,” for the Bank of Sacramento, February 2007.

Economic and Market Analysis for the Proposed Diamond Creek Podium Condominium Project, February 2007, for Diamond Creek Partners, Ltd. and the City Council of the City of Roseville, CA.

Rating California Counties for Senior Apartment Development, December 2006, for the USA Properties Fund.

California and Sacramento Senior Housing Segmented Market Analysis, September 2006, for the USA Properties Fund.

Keeping California’s Edge: the Growing Demand for Higher Educated Workers, April 2006, for the California Business Roundtable and the Campaign for College Opportunity

The Economic and Planning Costs of Open Space Requirements in Housing Development, for AKT Development Corporation, December 2005

Declaration and Deposition on the Fiscal and Community Aspects of Retail Development, Wal-Mart Stores, Inc. vs. the City of Turlock, CA, December 2005.

Development Potential for the Highway 50 Corridor in the Sacramento Region, for the Folsom Economic Development Corporation, December 2004.

The Sacramento Region Life Sciences and Medical Devices Industry Study, for a consortium of local governments in the Sacramento region, November 2004.

Litigation reports and filings on the South Tahoe Public Utility District vs. Heise Land & Live Stock Company, US District Court, October 2004, for The Diepenbrock Law Firm, Sacramento, CA.

California's Big Regions- What Makes Them Different and Where Are They Going? Presentation at the UCLA Forecast Seminar, September 8, 2004.

North Natomas Housing: Its Absorption Outlook and Economic Impacts for the City of Sacramento, for the Diepenbrock Law Firm, June 2004.

Economic Analysis of the Measure M Retail, Commercial, Industrial, and Housing Impacts in Sutter County, November 2004.

The Economic Impact of New Housing Construction in the Sacramento Region, for the Building Industry Association of Superior California, March 2004.

The Economic Benefits of Housing in California, for the California Building Industry Association, March 2004.

Analysis of the Impacts of Spectator Sports and Performing Arts Activities in the Sacramento Region, Sacramento Metropolitan Chamber of Commerce, March 2004

“The Sacramento Region Economy Watch”, a monthly publication for the Sacramento Area Commerce & Trade Organization.

California Business Scorecard, for the SAER Group.

The Business and Professional Services Industries in Placer County, for the Placer County Department of Economic Development, March 2003.

“Economic Outlook in 2003,” in Comstock's Business, January 2003.

“Economic Impact of Hewlett-Packard Employment Reductions in Roseville”, February 2003.

Placer County University Curriculum Study, for the Placer County Board of Supervisors, January 2003.

“Long-term Economic Structure and Work Force Requirements for the Sacramento Region,” for the Sacramento Employment and Training Agency, Workforce Investment Board. June 2002.

“Economic Impacts of the Housing Construction Industry in California,” for the California Building Industry Association. November 2002.

“Economic Development Plan and Data Base for the City of Vacaville, Solano County.” December 2002.

“The Biological Technology and Medical Devices Industry in Placer County,” for the Placer County Office of Economic Development. May 2002.

“Economic Impact of the East End Office Project in Sacramento, California,” for the State of California Department of General Services. June 2002.

“Economic and Workforce Influence Factors for a Placer County University,” for the Placer County Board of Supervisors. September 2002.

Presentation: “Regional Economic Outlook for the Short and Long Term,” to the Sacramento Bee newspaper Executive and Editorial Committees. March 6, 2002.

The Economic Importance of Parkshore Plaza Office Park in Folsom, California for Equity Office Properties Trust, March 16, 2002.

Presentation to the Placer County Annual Economic Development Summit regarding recovery prospects for regional economic development, March 15, 2002.

“The Sacramento Region as a Multi-Nodal Economy.” Presentation to the Sacramento Area Council of Governments, November 15, 2001.

“The economic role of Folsom in the Sacramento Region and Folsom’s Extended Area of Economic Influence.” Presentation to the Folsom Economic Development Corporation, October 29, 2001.

“The Sacramento Region in Transition: The role of Restructuring and Conversion in Retention.” Presentation to the Sacramento Metro Chamber Business Retention Forum, Oct 12, 2001.

The Economic Impact of SACTO’s Recruitment and Retention Program, published by the Sacramento Area Commerce and Trade Organization, November 11, 2001.

Economic Analysis for a Community Hospital in Lincoln for Actium Development Corporation, Roseville, CA.

Economic Fundamentals of Housing Market Trends, for John Laing Homes, July 2001.

Editor, Regional Futures, May 2001, a compendium of research papers by Sacramento area academic researchers, for the Capital Region Institute and Valley Vision.

Executive Briefing: Long Term Economic Development Potential for the Sacramento Region. Golden 1 Credit Union executive staff. April 24, 2001

Labor Force Analysis for Placer County and the Sacramento Region. Prepared for Hewlett-Packard Corporate Offices, March 28, 2001

Placer County Information Technology Study, Placer County Office of Economic Development, March 2001.

Sacramento Region Economic Briefing. Capitol Valley Bank, March 20, 2001.

Report on the Sacramento Regional Economic Status. Business 2001 Conference, Metropolitan Chamber of Commerce, March 2001.

Placer County's Role in the Region's Information Technology Development. Presentation to the Placer County Economic Development Summit, March 9, 2001.

Selection Process for the Annual Metro Chamber Study Mission: Regional Comparison Project: United States Regions with Innovative Regional Cooperation and Regional Transit programs. Prepared for the Sacramento Metro Chamber, February, 2001

The Economic Impact of SMUD Energy Conservation Programs. Prepared for the Sacramento Metropolitan Utility District, May 2000.

Economic Analysis of a Major Flood in the American River/South Stream Group Area of Sacramento. Prepared for the Sacramento Area Flood Control Agency, May 30, 2000.

The Information Technology Industry in the Sacramento Region, for the Sacramento Area Commerce and Trade Organization, May 15, 2000.

Report on Trends in the Relocation of Corporate Headquarters, for the Sacramento Area Commerce and Trade Organization, April 11, 2000.

Retail Market Analysis for the Proposed Natomas Center. A. J. Plesko & Associates, for the City of Sacramento, June 1999.

Economic Analysis of Laguna Gateway and the Impact of Retail Development on Office Centers. For AKT Developments, presented to the Sacramento County Board of Supervisors, May 1999.

“The Role of Placer County in the Region's Economic Future: South Placer Cities as a Growth Node,” presented at the Placer County Economic Development Summit, March 26, 1999.

“The Demand for Age-Restricted Active Senior Citizens Housing in the Sacramento Region through the Year 2020 and Project Locational Requirements,” presented to the Sacramento County Board of Supervisors, November 1998.

Westborough Neighborhood Market Analysis, for Lennar Communities, presented to the City of Sacramento planning department, October 1998.

Expert Panel Coordinator. “What do we know, and what do we not know, about the region’s development and its future potential?” Presented at the Valley Vision Quarterly Board of Directors meeting, September 1998.

“Regional Economic Review,” presented to the Board of Directors of the Sacramento Area Commerce and Trade Organization, September 23, 1998.

Consultant and Expert witness on housing market demand and absorption forecasting. Serrano Partners, 1998.

Regional Supplier Study, for the Sacramento Housing and Redevelopment Agency, June 1998.

“Woodland 2000: Woodland’s Economic Future,” for the Woodland Chamber of Commerce, May 1998.

Sacramento Region Biological Sciences Industry Study, for the Sacramento Area Commerce and Trade Organization, February 1998.

Expert witness on housing market demand and regional economic analysis. First Interstate vs. Winncrest Homes, 1998.

“Economic and Housing Analysis: Current Events and Long Term Horizons,” presented to the Building Industry Association of Superior California Annual Meeting, December 1997.

“Deciding our Region’s Future: What we know, what we do not know, and the decision making infrastructure we need to make collaborative decisions,” at the Valley Vision Beyond Polarization Forum, October 1997.

Project Director. Deer Creek Hills Market Analysis, for C. C. Myer Inc., July 1997.

“The Crisis in Home Ownership in the Sacramento Region,” for the Sacramento Housing and Redevelopment Agency, May 1997.

“Sacramento Regional Economic Report,” for the Sacramento Area Commerce and Trade Organization, May 1997.

Project Director. Economic Analysis of the Highway 80 Development Corridor, for AKT Development, Feb. 1997.

“Economic Impact Analysis of the Growth Control Initiative,” for the Roseville (CA) Chamber of Commerce, November 1996.

Placer County Computer Support and Software Industry Survey. For the Placer County Office of Economic Development, 1997.

City of Benicia Business Retention Survey, for the City of Benicia (CA), January 1997.

Project Director. Galt Economic Development Project, for the Galt Economic Development Committee, May 1997.

“Hotel - Conference Center Market Analysis,” for California State University, Sacramento, February 1997.

“Sacramento Regional Economic Forecast for 1996”, Regional Economic Development Forum, sponsored by the Sacramento Area Commerce and Trade Organization; Sacramento Metropolitan Chamber of Commerce; and the Building Industry Association, March 27, 1996.

Expert witness on regional economic development and demand for commercial property construction. Benvenuti vs. Pacific Central Properties, November 1996.

“An Evaluation of Placer County as a Location for Electronics Industry Expansion.” Placer County Economic Development Summit, March 1, 1996.

Expert witness on rural development potential. Russell v. MacDonald, et. al., July 1996.

Expert witness on suburban retail market development. Kearny Street vs. Orange Tree Partners, July 1996.

Project Director. The Impact of the Housing Industry on the California Economy. For the State of California Department of Housing and Community Development. March 1996.

Editor and co-author. “The Recession in Perspective”. Building Industry Association of Superior California Newsletter, January 1996.

Expert witness. Winncrest vs. Pension Trust Fund, 1996. Deposition on regional economic trends and their effect on the housing market.

Placer County Electronics Industry Study. For the Placer County Office of Economic Development, February 1996.

Project Director. A Study of Hotel Demand and Supply in Downtown Sacramento, for Richard Benvenuti Enterprises, August 1995.

Economic and Fiscal Impact Analysis of the Cinnabar Development Project. For the McCuen Developments, presented to the El Dorado County Planning Commission and the El Dorado County Supervisors. August 1995.

Foundation Health Headquarters Economic Analysis. For the Foundation Health Corporation, August 1995.

Project Director. Placer County Statistical Abstract, for the Placer County Office of Economic Development, 1995.

Editor. Greater Sacramento Economic Development Data Book, 1986 - present. Produced for the Sacramento Area Commerce and Trade Organization.

McClellan AFB Economic Impact Analysis. For the Sacramento Metropolitan Chamber of Commerce, presented to the Base Realignment and Closure Commission, and the Department of Defense. May 1995.

Project director. Sacramento Regional Business Profile. Annual, 1984-present. Prepared for the Sacramento Area Commerce and Trade Organization.

Project Director. Major Manufacturers and Processors Guide, for the Sacramento Area Commerce and Trade Organization, annually 1988 - present.

Project Director. Market Absorption Study for Light Industrial Development in the Sacramento MSA, for Balcor Corporation Highlands Reserve Project, 1995.

Editor and Project Manager. Economic Analysis of Energy Generation Alternatives, for the Sacramento Metropolitan Utility District, April 1995.

Consultant. Economic Development Tour of Five Capital Cities: Phoenix, Austin, Raleigh, Columbus, and Minneapolis. Sacramento Area Commerce and Trade Organization, April 1995.

“Economic Status of the Sacramento Metropolitan Area and its Effect on Housing Sales”. California Association of Realtors District III Annual Meeting, April 27, 1995.

Project Director and Editor. Economic Analysis of the North Highlands Community and a Strategy for Mitigating the Effects of Military Base Closure. For the Sacramento Housing and Redevelopment Agency, 1995.

Project Director. Analysis of the Effect of Rent Control on Rental Housing Markets in Berkeley and Santa Monica, California. For the California Apartment Association, 1994.

Project Director. Economic Analysis of Development Options. Valley Hi Country Club. 1994

"Regional Economic Report." Board of Directors of US Bank, Nov. 9, 1994.

"Planning for a Post-Recessionary Economy." Lillic & Charles, Nov. 16, 1994.

Project Director. Mather AFB Housing Absorption Study, for the Sacramento Housing and Redevelopment Agency and the U. S. Air Force, November 1994.

"The Long Term Future of the Sacramento Region's Economy," published in the Commercial Property Forum, Fall 1994.

"The Housing Market and Economic Trends in Sacramento," presented to the Sacramento Association of Realtors, March 1, 1994.

Project director. Analysis of the Land Requirements for Housing Development in Placer County, a study for the Stanford Ranch and the Building Industry Association of Superior California, November 1993.

"Sacramento Region's Economy Declines for Third Year; Business, not Government, must Lead Recovery," article in the Sacramento Business Journal, Sept. 1993

"Fundamentals Analysis and the Prospects for Early Recovery in Sacramento," presented at the Annual Economic Outlook Conference of the Sacramento Area Commerce and Trade Organization, Sept. 1993.

Consultant and project director. "Economic and Market Analysis for the City of Galt Downtown Revitalization Project," with the Urban Design Group, for the City of Galt, October - November 1993.

"The Role of Community and Business Leadership in Planning the Region's Economic Future," presented at the Regional Economic Development Workshop sponsored by the Building Industry Association of Superior California and the Labor and Business Alliance, Oct. 7, 1993.

"Office Development in Sacramento's Downtown Area, and its Relationship to Regional Economic Growth," a presentation to the Downtown First Committee, October 1993.

Consultant and Editor. An Evaluation of the Economic Impacts of SMUD's Conservation Programs, a study for the Sacramento Metropolitan Utility District, November 1993.

Presentation and Content Consultant. "Sacramento Regional Economic Structure and the Need for Economic Development Activity," at the Mayors Conference on Regional Economic Development, May 24, 1993

Project Consultant. Market Study for Downtown Condominium Development, a study for the Capital Area Development Authority. May 21, 1993.

"The Economic Development Process and Prospects for the Sacramento Region," Presented to the Board of Directors of the Sacramento Area Commerce and Trade Organization, May 12, 1993.

"Forecast of Housing Activity in the Sacramento Region during the Economic Recession," presented to the Custom Home builders Association of Sacramento, April 1993.

"The State of the Sacramento Regional Economy," presented to the City Council of the City of Sacramento, April 1993.

"The Regional Economic Development Process," a presentation at the Regional Economic Development Conference, sponsored by the Sacramento Area Commerce and Trade Organization, September 1992.

Consultant and editor. Planning Assumptions Study for the Sacramento County General Plan, for the Building Industry Association of Superior California, 1992.

Housing Market Absorption Study, for the CHAS Group, 1992.

Sacramento Economic Forecast," a presentation at the Sacramento Economic Forecast Forum, sponsored by the Comstock Club, December 1992.

"Housing Markets in Sacramento Before, During, and after the Recession," a presentation to the Custom Home Builders Association, November 1992.

"The Regional Economic Development Process," a presentation at the Regional Economic Development Conference, sponsored by the Sacramento Area Commerce and Trade Organization, September 1992.

"The Role of Economic Development in the Sacramento Economy," presented as part of the Economic Update and Real Estate Symposium, produced for the Sacramento Area Commerce and Trade Organization, May 28, 1992.

Editor and consultant. Economic Benefits of Food Processing Industries in the Sacramento Region, an economic impact analysis prepared for Sierra Quality Canners, May, 1992.

Analysis of the Development Potential of the Sunset West Project, for TerraQuest Inc., April 1992.

"Preliminary Market Analysis for the Peach Tree Mall", for First Union Real Estate Investments, April 1992.

"Regional Economic Analysis and its incorporation into Appraisal Reports," a presentation to the Sacramento Sierra Chapter of the Appraisal Institute, April 9, 1992. Part of a curriculum of continuing education credit for members of the Appraisal Institute.

Conference planner and content supervisor. Planning Housing Affordability and Availability for Sacramento's Future, produced for the AKT Foundation and the School of Business Administration, CSUS, March 20, 1992.

"The Role of Industrial Development in Sacramento's Economy," a presentation to the industrial Realtors division of Sylva-Kirk and Company, March 4, 1992.

Project consultant. Yuba City Economic Development Study, for the Yuba City Office of Economic Development, 1992.

"Current Economic Conditions and Prospects for the Sacramento Economy." a presentation at the Economic Update and Real Estate Symposium, sponsored by the School of Business Administration and the Sacramento Area Commerce and Trade Organization, February 1992.

"Economic Planning and Fiscal Stability," a presentation to the Economic Development Advisory Committee of the Folsom Chamber of Commerce, Feb. 11, 1992.

"The Current Conditions of the Sacramento Economy and Prospects for 1992," presented as part of the Economic Update and Real Estate Symposium, produced in cooperation with the Sacramento Area Commerce and Trade Organization and the Building Industry Association of Superior California, January, 1992.

Conference planner and Presentation. "Sacramento Annual Real Estate and Economic Outlook Forum." Annual meeting of the Sacramento Area Commerce and Trade Organization, September 11, 1991.

Project Director and editor. Credit Union Market Study and Locational Analysis. Schools Federal Credit Union, 1991.

Project Director. A Study of the Economic Multiplier Effects of the Blue Diamond Almond Growers and the Intel Corporation in the Sacramento Region. For the Sacramento Area Commerce and Trade Organization, August 1991.

Conference advisor and consultant. Wetlands regulations and the Land Development Process. For the AKT Foundation and the School of Business Administration, May, 1991

Conference planner and moderator. "New Neighborhoods for Sacramento's Future," a conference by the AKT Foundation and the School of Business Administration, February, 1990.

"Current Employment Trends in the Sacramento Region," for the Industrial Accounting Division, California Association of Certified Public Accountants, March, 1991.

Conference chairman and Presentation. "Sacramento in Recession?" Sponsored by the Sacramento Area Commerce and Trade Organization, the Sacramento Association of Realtors, the Sacramento Building Industry Association, and the Sacramento Tomorrow Coalition, April, 1990.

"The Effects of California's Recession on the Sacramento Economy," Real Property Section of the Sacramento County Bar Association, May 1991.

"Sacramento as a Boom Town: House Prices and Affordability in Sacramento's Present and Future," presented to the American Institute of Real Estate Appraisers, May 10, 1990.

"The State of the Sacramento Economy and its Impact on Commercial Brokerage," Camray Marketing Corporation, May 1991.

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"A Comparison of the Affiliated Cities, Sacramento, San Fernando Valley, and Tri-County Rental Housing Markets." August, 1988. Produced for the California Apartment Association.

California's Rental Housing: Past, Present, and Future." California Rental Housing, Summer 1988.

Project director. Sacramento Valley Apartment Association Rental Housing Survey. (annual, 1982-1988).

Project director. Apartment Association of Affiliated Cities Rental Housing Survey. (annual, 1986-1988)

Project director. San Fernando Valley Apartment Association Rental Housing Survey. (annual, 1986-1988).

Project director. Tri-County Apartment Association Rental Housing Survey. (annual, 1986-1988)

Project director. Rental and Vacancy Survey for Orange County. (1987-1988). For the California Apartment Association.

Demographic and Economic Analysis of Population and Participation Rates, and identification of site selection criteria. For the California Army National Guard, 1987.

Project director. Absorption Study for Housing in the Folsom Area. For the AKT Company, 1987.

"Sacramento Regional Development and its Relationship to Real Estate Appraisal." Sierra Nevada Chapter, American Institute of Real Estate Appraisers, May 1987.

Economic Analysis of the Demand for Residential and Industrial Development in Lincoln, California. Prepared for Rancho Ganadero Properties, November 1986.

Consultant. "Tax Reform 1986: The Effect on Real Estate." A teleconference for the California Association of Realtors, September 1986.

"Retail Employment Trends in the Sacramento Region." Sacramento Bee Market Update Newsletter, April 1986.

"Monthly Business and Economic Report," Sacramento Business, Sacramento Metropolitan Chamber of Commerce, March 1985-October 1986.

Consultant. Restructuring of the Real Estate Brokerage Industry, by Frank G. Mittelbach and Fred E. Case, with consultants Robert G. Fletcher, Brenda Moscové, and J. Robert Fountain, Jr. Published by the Department of Real Estate, State of California, and July 1986.

"Regional Economic Analysis for Business Leaders." Leadership Conference, Sacramento Metropolitan Area Chamber of Commerce, 1985.

Project director. Sacramento Regional Industrial and Office Cost Study, Prepared for the Sacramento Metropolitan Chamber of Commerce and the Sacramento Area Commerce and Trade Organization. 1985.

"Demographic Trends and the Future of Rental Housing in California." Membership conference, California Apartment Association, October 1985.

Project director. Sacramento Source Book for Community Planners. Community Services Planning Council, 1985.

Consultant. Foreclosures in the California Residential Housing Market. For the Department of Real Estate, State of California, 1985.

Consultant. Design and collection of data for a state-wide economic development data base. California Department of Commerce. 1985.

Expert Witness. Cahill, et. al vs. Benvenuti, et. al. Superior Court, State of California, County of Sacramento, 1984.

Project director. Windbridge Retail Market Analysis, for Reiner and Bardis, presented to the City of Sacramento Planning Department, May 1984.

Migration and Housing Demand in South Placer County. Prepared for the Roseville City Planning Department, 1984.

Project director. Sacramento Statistical Abstract. Published for the Sacramento Metropolitan Chamber of Commerce. (annual: 1979 -1992)

Consultant. Solano Economic Development Corporation. Data for business and industrial development in Solano County, California. 1983.

Project director. Evaluation of Seven High Technology Industrial Locations in the Sacramento Region. Study for AKT Development Company, submitted to the Sacramento County Planning Commission. June 1983

Project director. Demand Analysis: Sports and Auto Racing Facility, For the County of Sacramento Planning Department, 1983.

Project director. Creekside Office Park Economic and Employment Impacts. Prepared for the Angelo Tsakopoulos company and presented to the Sacramento City Council. 1982.

Project director. Employment Impacts of the Gateway Office Park. Prepared for the Lee Sammis Company and presented to the Sacramento City Council. 1982.

Project director. Industrial Location Analysis. Prepared for the Intel Corporation. 1982

Project director. "Demand Analysis for Residential and Industrial Land," Lincoln Airpark Environmental Impact Report, 1982. With George S. Nolte and Associates, for the City of Lincoln, California.

Project director. "Fiscal Impact Analysis of Residential and Industrial Development", in Lincoln Airpark Environmental Impact Report, 1982. With George S. Nolte and Associates, for the City of Lincoln, California.

"Intermediate-Term Growth Prospects for the Sacramento Region", a presentation to the Management Conference, Pacific Telephone Company, March 1982.

"Inclusionary Housing in Sacramento: An Informational Forum", sponsored by The Building Industry Association of Superior California and the Sacramento Board of Realtors, August 1980.

Sunriver Village Retail Market Analysis, 1980. For C & J Builders. Presented to the County of Sacramento, California.

Expert witness. *Rousseau vs. Kimberly-Clark, US.* District Court, 1979.

"Industrial Development: Its Relationship to the Economic Growth of a Community and Local Government Fiscal Impacts", Folsom City Council and Folsom Chamber of Commerce, June 21, 1979.

"Data Analysis for Regional Evaluation as a Part of the Appraisal Process", presentation to the Sacramento Chapter, Society of Real Estate Appraisers, March 1979.

"An Analysis of Economic Development Data for the Sacramento SMSA", presented at the Second Annual Sacramento Regional Economic Outlook Forum, December 1978.

"Regional Data for Management Decision Making", presentation to the Management Systems Association, Sacramento, February 1978.

"An Empirical Estimation of the Housing Production Function", North American Meeting of the Regional Science Association, Philadelphia, November 1977.

Residential Land-Use Density and the Housing Production Function. (Dissertation). Housing, Real Estate, and Urban Land Studies Center, Graduate School of Management, University of California at Los Angeles, May 1977.

"Tax Increment Financing for Central City Modernization," April 1976. A paper presented to the Los Angeles City Council and the Advisory Committee for the Downtown Renewal Project Area.

Co-author. Harvey Perloff, Tom Berg, Robert Fountain, David Vetter, and John Weld, Modernizing the Central City, Ballinger Publishing Company, Cambridge (MA), 1975.

Contributor. Lessons from the New Town Intown Experience, School of Architecture and Urban Planning, University of California, Los Angeles, for the U. S. Department of Housing and Urban Development, Washington, DC. 1973.

"Costs and Benefits of Multiple Facilities for Industrial Firms", Journal of the American Industrial Real Estate Association, v. 11, October 1972.

Contributor. Air Pollution and City planning: Case Study of a Los Angeles District Plan, School of Environmental Science and Engineering, UCLA, 1972.

Consultant and co-author. Socio-Economic Study of Multiple Use Water Supply Reservoirs, Ralph Stone and Company, for the Bureau of Water Resources Research, US. Department of the Interior, Washington, DC. 1971.

Consultant and co-author. San Mateo County-Marsh Road Park and Reclamation Plan, Ralph Stone and Company, for the San Mateo (California) County Board of Supervisors, 1970.