

VITA

RICHARD B. PEISER

Harvard University
48 Quincy St.
Cambridge, MA 02458

Phone: 617-495-9558
Fax: 617-496-1292
Email: rpeiser@gsd.harvard.edu

POSITION

1998- **HARVARD UNIVERSITY** **CAMBRIDGE, MASSACHUSETTS**

Michael D. Spear Professor of Real Estate Development, Department of Urban Planning and Design, Graduate School of Design. Tenured. Founder and Co-Director of the university-wide Real Estate Academic Initiative at Harvard. Established the graduate and executive real estate programs at the Harvard Design School. Founder and Co-Director of the Advanced Management Development Program for senior real estate executives and entrepreneurs.

EDUCATION

1980 **UNIVERSITY OF CAMBRIDGE** **CAMBRIDGE, ENGLAND**

Ph.D., 1980, Department of Land Economy. Member of Magdalene College. Dissertation: Economic Evaluation of Incremental and Planned Suburban Growth.

1973 **HARVARD GRADUATE SCHOOL
OF BUSINESS ADMINISTRATION** **BOSTON, MASSACHUSETTS**

Received M.B.A. in June 1973 with concentration in Finance and Real Estate. Combination of Law School and Design School courses relating to real estate, planning and housing.

1970 **YALE UNIVERSITY** **NEW HAVEN, CONNECTICUT**

Graduated Phi Beta Kappa, Magna Cum Laude, and with Exceptional Distinction in Economics with a B.A. in economics. Member of Book & Snake (senior society) and Whiffenpoofs of 1970; accompanist and soloist for Yale Glee Club. Musical Director of Yale Alley Cats.

ACADEMIC EXPERIENCE

1986- **UNIVERSITY OF SOUTHERN CALIFORNIA** **LOS ANGELES, CA**
1998

Director, Lusk Center for Real Estate Development and Academic Director, Master of Real Estate Development Program in the School of Urban Planning and Development. Responsible for curriculum, faculty hiring and student admissions. Also, Chair of MAI-approved Graduate

Appraisal Degree Program. Principal courses taught: Real Estate Finance, Development Processes and Complex Deal Structuring.

1981 **STANFORD UNIVERSITY** **PALO ALTO, CALIFORNIA**

Visiting professor of real estate and regional science in M.B.A. program of the Graduate School of Business.

1978- **SOUTHERN METHODIST UNIVERSITY** **DALLAS, TEXAS**

Assistant Professor of Real Estate and Regional Science, Masters of Business Administration and undergraduate programs, Cox Business School. Professor in Oxford University Summer Program, Queens College, 1980.

PROFESSIONAL EXPERIENCE

1977- **PEISER CORPORATION and Affiliates** **DALLAS, LOS ANGELES, and BOSTON**
present

Partner in Kailong REI Shanghai Project Investment Company and China Real Estate Investment Company, a \$500 million fund established to purchase properties in China. 2004-2007.

Partner in the Southern California Industrial Fund, a \$100 million fund established to purchase “value added” industrial properties in Southern California. 1996-1999.

Developer of 45 unit low-income housing project in Santa Monica, CA financed with a combination of tax-credits, California State RHCP loan, CRA loan, and city assistance. Brought in Volunteers of America to be non-profit sponsor. 1993.

Coordinator of master planning and development of the University of Dallas property, 350 acres. 1989.

Owner/developer of 158 unit moderate income apartment project in Dallas financed by FNMA Housing Revenue Bonds. 1985.

Lead economic consultant in charge of master planning and strategic development for Cityplace, a 160 acre corporate headquarters and mixed use development of Southland Corporation (owner of 7-11 chain), adjacent to downtown Dallas. 1985.

Consultant to University of Dallas, Board of Trustees, on development of 350 acres adjoining the university's campus. 1986.

Selected Consulting Clients:

U.S. Army
First National Bank of Ft. Worth
Wells Fargo Bank
General Crude Oil Co.
Texas Management Company
U.S. Homes
Coldwell-Banker
HUD - Office of Planning,

First Interstate Bank
Pacific Coast Banking School
The Newhall Land and Farming Co.
Henry S. Miller Co.
MacNeil-Lehrer News
Lexus Development Co.
J.L. Scott Enterprises
CAPCON Properties

Development and Research
Goldrich & Kest
Morgan Stanley
Duke Energy Corporation

General Electric Credit Corp
John Hancock Life Insurance Co.
Trammell Crow Residential
Emaar Properties PJSC

1975-1977 **PEISER CORPORATION - DOYLE STUCKEY HOMES** **HOUSTON, TEXAS**

Homebuilding general Partnership. Built and sold 26 homes in the semi-custom home market. Member of Greater Houston Homebuilder Association. Active on Consumer Affairs Committee.

1974-1975 **GERALD D. HINES INTERESTS** **HOUSTON, TEXAS**

Houston-based investment builder (Galleria, Pennzoil Place, Sugarland New Town). Analyst for new development proposals. Project involvement in downtown office highrise (future Republic National Bank Tower) and 7500 acre new town.

1973 **LLEWELYN-DAVIES AND ASSOCIATES** **NYC AND LONDON**

Summer associate: internal management consultant to 150 person planning and architecture firm operating on six continents. Professional planner on large-scale developments in Shelter Island, N.Y.; Cardiff, Wales; Tehran, Iran.

1972 **T. ROWE PRICE AND ASSOCIATES** **BALTIMORE, MARYLAND**

Summer associate: research analyst for future home office location and real estate stocks.

1970-1971 **DEPARTMENT OF CITY PLANNING** **NEW YORK CITY**

Professional Planner. Assistant to the Director of the Housing Section. Major study on Housing Maintenance leading to changes in the Rent Control Law and Zoning Ordinance. Prepared staff positions on housing projects before the Planning Commission.

BOOKS

Prestige Retail: Design and Development Perspectives on the High-End, Luxury Goods Market, edited by Bing Wang and Richard Peiser, New York City: The International Council of Shopping Centers, 2014.

Professional Real Estate Development: the ULI Guide to the Business, 3rd Edition, with David Hamilton, Washington, D.C., The Urban Land Institute, 2012.

Regenerating Older Suburbs, Richard B. Peiser and Adrienne Schmitz, Eds, Washington, D.C.: The Urban Land Institute, 2007.

Nexus: Field Studies in Real Estate, Planning, and Urban Design, Richard Peiser and Bing Wang, Eds, Harvard University Graduate School of Design, 2005.

Professional Real Estate Development: the ULI Guide to the Business, 2nd Edition, with Anne Frej, Washington, D.C.: The Urban Land Institute, 2003.

Alternative Futures for Changing Landscapes: the Upper San Pedro River Basin in Arizona and Sonora, with Carl Steinitz et al, Island Press, Washington, D.C., 2003.

Reducing Crime through Real Estate Development and Management, edited by Marcus Felson and Richard Peiser, Washington, D.C.:The Urban Land Institute, 1998.

Professional Real Estate Development: the ULI Guide to the Business, with Dean Scwanke, Washington, D.C.: The Urban Land Institute and Chicago: Dearborn Financial Press, 1992.

Strategies and Structure of Real Estate Development Firms: Lessons from Management Research, with Arvind Bhambri, David Dale-Johnson, and Peter Kreiner, Washington, D.C.: The Urban Land Institute, 1991.

Special Districts: A Useful Technique for Financing Infrastructure, with D. Porter and B. Lin, Washington, D.C., The Urban Land Institute, 1987.

Financing Infrastructure to Support Community Growth, with D. Porter, Urban Land Institute, Development Component Series, Washington, D.C., 1984.

RESEARCH ARTICLES

Land pricing and its impact on land use efficiency in post-land-reform China: A case study of Beijing, with Jinfeng Du and Jean-Claude Thrill, *Cities* 50 (2016) pp. 68-74.

“Land supply, pricing and local governments' land hoarding in China,” with Jinfeng Du, *Regional Science and urban Economics*, 48(2014), 180-189

“The Making of Miami Beach’s Mixed-Use Garage,” with Dan Malone, *Urban Land*, September, 2014. Awarded the Apgar Prize for Best Article in *Urban Land*, May, 2015.

“The World's Most Expensive Retail Streets,” with Ying Huang, *Retail Property Insights*;2014, Vol. 21 Issue 1, pp. 55-63.

“Recovery Ratios in the Savings and Loan Crisis: Evidence From the Resolution Trust Corporation’s Sale of Bank-Owned Real Estate,” with Daniel Bergstresser, *Citiscapes*, Vol. 16, No. 1, pp. 319-337, 2014.

“Urban Land Market and Land-Use Changes in Post-Reform China: A case study of Beijing,” with Jinfeng Du, Jean-Claude Thill, and Changchun Feng, *Landscape and Urban Planning*, Vol. 124, pp. 118-128, 2014.

“Recovery Ratios in the S&L Crisis: Evidence from the Resolution Trust Corporation’s Sale of Bank-owned Real Estate,” *Citiscapes*, with Daniel Bergstresser, Forthcoming, Spring, 2014.

“A General Model of Mortgage Failure Tipping Point with an Example from Southern California 2006-2007,” *International Journal of Housing Markets and Analysis*, with Guoping Huang, Stephanie Rauterkus, and Grant Thrall, Vol. 6, No. 4, 2013.

- “The Rise of External Economies in Beijing: Evidence from Intra-Urban Wage Variation,” with Siqi Zheng and Wenzhong Zhang, in *Regional Science and Urban Economics*, Vol. 39, No. 4, July 2009, pp. 449-459.
- “The Socioeconomics of Growth in Inner-Ring Suburbs,” with Sofia Dermisi, in *Regenerating Older Suburbs*, Edited by Richard B. Peiser with Adrienne Schmitz, Washington, D.C.: The Urban Land Institute, 2007, pp. 36-55.
- “Incubator Workspaces,” with Tinchuck Agnes Ng, *Urban Land*, Vol. 65, No. 3, March 2006, pp. 76-80.
- Crime and Town Centers: Are Downtowns more dangerous than suburban shopping nodes? with Jiaqi Xiong, *Journal of Real Estate Research*, Vol. 25, No. 4, 2003, pp. 577-605.
- Non-performing Loan Resolution in China, *Journal of Real Estate Portfolio Management*, with Bing Wang, Fall/Winter 2002, Vol. 8, No. 4, 2002, pp. 115-127.
- “Decomposing Urban Sprawl,” *Town Planning Review*, Vol. 72, No. 3, July, 2001, pp. 275-298.
- “The Fallout from Federal Low-Income Housing Preservation Programs: A Case Study in Estimating Damages,” *Housing Policy Debate*, Vol. 10, Issue 2, 1999, pp. 371-393.
- “Structuring Real Estate Deals with Institutional Financial Partners,” *Real Estate Review*, Winter, 1999, pp. 3-11.
- “The Risk and Return Characteristics of REITs 1993-1997,” with Jun Chen, *Real Estate Finance*, Vol. 16, No. 1, Spring, 1999, pp. 61-68.
- “Is it possible to build financially successful new towns? The Milton Keynes Experience,” with Alain Chang, *Urban Studies*, Vol. 36, No. 10, Sept. 1999, pp. 1679-1705.
- "Crime and Real Estate: Unhappy Bedfellows," in *Reducing Crime through Real Estate Development and Management*, edited by Marcus Felson and Richard Peiser, Washington, D.C., The Urban Land Institute, 1998, ix-xii.
- "Situational Crime Prevention in Industrial Parks," with Alain Chang, in *Reducing Crime through Real Estate and Management*, edited by Marcus Felson and Richard Peiser, Washington, D.C., the Urban Land, 1998, pp. 137-145.
- “Public-Private Joint Ventures for high Volume Retailers: Who Benefits?” with Allan Kotin. *Urban Studies*, Vol. 34, No. 12, 1997, pp. 1971-1986.
- “Real Estate Development and Crime Prevention Needs,” chapter in *Business and Crime Prevention*, edited by Marcus Felson and Ronald V. Clarke, Criminal Justice Press, Monsey, New York, 1997, pp. 231-248.
- “Using Master Planning Expert Panels to Achieve Planning Objectives,” with Arthur C. Nelson, *Journal of the American Planning Association*, Autumn, 1997, Vol. 63, No. 4, pp. 439-453.
- “Saving the Family Farm,” with Robert Baldwin, *Urban Land*, December, 1996, pp. 48-49.
- “The Jury is out on Entertainment Retail,” *Lusk Review for Real Estate Development and Urban Transformation*, Vol. II, No. 1, Summer 1996, pp. 5-8.

- “Understanding the Asian Real Estate Markets,” with Elena Nekroutman, *Lusk Review for Real Estate Development and Urban Transformation*, Vol. 1, No. 1, Fall, 1995, pp. 22-34.
- “Increasing Housing Opportunities in Suburban Shopping Centers: South Coast Town Center Case Study,” with Ken Beck, Glenn Hickman and Tim Siegel, *Housing in Suburban Subcenters*, Urban Land Institute, 1995.
- “Does the Land Market Break Down for Contaminated Properties?” *Journal of Property Research*, 1994, Vol. 11, pp. 145-158.
- “The Private Value of Public Open Space within Subdivisions,” with Gregory M Schwann, *Journal of Architecture and Planning Research*, Vol. 10, No. 2, Summer, 1993, pp. 91-104.
- “Optimizing Land Use in Multi-use Projects,” with Ehud Mouchly, *Real Estate Review*, Vol. 23, No. 2, Summer, 1993, pp. 79-85.
- “Housing Markets and Patterns,” with William Baer and Lee Fairman. Chapter in *Rediscovering Urban America: Perspectives on the 1980s* (edited by Jack Sommer and Don Hicks, published by U.S. Dept. of Housing and Urban Development, Office of Policy Development and Research), 1993.
- “Lessons for Value Creation in Master-Planned Communities and Large-scale Mixed-Use Projects,” with Ehud Mouchly, *Urban Land*, August, 1993, pp. 16-20.
- “Retreat from Homeownership: A Comparison of the Generations and the States,” with Dowell Myers, Gregory Schwann and John Pitkin, *Housing Policy Debate*, Vol. 3, Issue 4, 1992, 945-975.
- “Gordon Cameron, 1937-1990,” *Land Economics*, Vol. 68, No. 2, May, 1992, pp. 129-138.
- “Urban Sprawl, Density, and Accessibility,” with Eric Heikkila, *Papers in Regional Science*, Vol. 71, No. 2, 1992, pp. 127-138.
- “Density and Urban Sprawl:Reply,” *Land Economics*, November, 1990, pp. 469-473.
- “Who Plans America: Planners or Developers?” *Journal of the American Planning Association*, Autumn, 1990, pp. 496-503; reprinted in *Classic Readings in Real Estate and Development*, edited by Jay Stein, ULI, 1996.
- “Residential Property Values, the CBD and Multiple Nodes: Further Analysis,” with H. Richardson, P. Gordon, M. Jun, D. Dale-Johnson and E. Heikkila, *Environment and Planning A*, Volume 22, 1990, pp. 829-833.
- “Density and Urban Sprawl,” *Land Economics*, Vol. 65, No. 3 (August, 1989), pp. 194-204.
- “Corporate Real Estate Investments and Hurdle Rates of Return,” *Real Estate Review*, Vol. 18, No. 4 (Winter, 1989), pp. 16-21.
- “What Happened to the CBD-Distance Gradient?: Land Values in a Polycentric City,” with E. Heikkila, P. Gordon, D. Dale-Johnson, J. Kim, and H. Richardson (Urban Economics Research Group), *Environment and Planning A*, Vol. 21 (1989), pp. 221-232.
- “The Decline of Housing Revenue Bond-Financed Development,” *The Real Estate Finance Journal*, (Spring, 1988), pp. 54-65.

“Calculating Equity-Neutral Water and Sewer Impact Fees”, *Journal of the American Planning Association*, (Winter, 1988), pp. 38-48. Reprinted in Arthur C. Nelson, *Development Impact Fees: Policy Rationale, Practice, Theory and Issues*, Chicago: Planners Press, pp. 324-338, 1988.

“The Determinants of Nonresidential Urban Land Values”, *Journal of Urban Economics*, Vol. 22 (1987), pp. 340-360.

“Choosing Among Alternative Financing Structures: The Developer's Dilemma”, with David C. Ling, *Real Estate Review*, Vol. 17, No. 2 (Summer, 1987), pp. 39-46.

“Homeownership Returns, Tenure Choice and Inflation,” with Lawrence Smith, *AREUEA Journal*, Vol. 13, No. 4, (Winter, 1985) pp. 343-360.

“Evaluating the Effect of Development Cost Changes,” *Real Estate Review*, Vol. 15, No. 2 (Summer, 1985), pp. 40-42.

“Prototype Development Study Critiqued,” *Journal of the American Planning Association*, Letters to the editors, Autumn 1985, pp. 513-514.

“Does It Pay to Plan Suburban Growth?” *Journal of the American Planning Association*, Autumn, 1984, pp. 419-433.

“Risk Analysis in Land Development,” *AREUEA Journal*, 12, Vol. No. 1 (Spring 1984) pp. 12-29.

“Land Use vs. Road Network Design in Community Transport Cost Evaluation,” *Land Economics*, Vol. 60, No. 1 (February 1984) pp. 95-109.

“Financial Feasibility Models in New Town Development: Risk Evaluation in the United States,” *Town Planning Review*, Vol. 55, No. 1 (January, 1984), pp. 75-90. Reprinted in *Rivista di Urbanistica*.

“Transportation Evaluation in Community Design: An Extension with Equilibrium Route Assignment,” *Transportation Research Record*, published by the National Academy of Sciences: Transportation Research Board, Vol. 940, 1984, pp. 33-43.

“Phasing of Income-Producing Properties,” with Scott Andrus. *Interfaces*, Vol. 13, No. 5 (October 1983), cover article, pp. 1-9.

“Partnership Allocations in Real Estate Joint Ventures,” *Real Estate Review*, Vol. 13, No. 3 (Fall 1983), pp. 46-54.

“Allocating Common Costs in Multiuse and Multiphase Developments” with Kenneth Ferris. *Real Estate Review*, Vol. 13, No. 1 (Spring 1983), pp. 74-79.

“Life-Cycle Changes in Small Family Businesses,” with Leland M. Wooten, *Business Horizons*, Vol. 26, No. 3 (May/June 1983), pp. 58-65.

“Income Taxation and Price-Level Adjusted Mortgages,” with Kenneth Ferris and Robert Rene, *Housing Finance Review*, Vol. 2, No. 1 (January 1983), pp. 1-17.

“The Economics of Municipal Utility Districts for Land Development,” *Land Economics*, Vol. 59, No. 1 (February 1983), pp. 43-57.

“Changing Patterns in Homeowning and Renting: A Response to Economic Incentives,” with William B. Brueggeman, *The Appraisal Journal*, Vol. L, No. 3 (July 1982), pp. 410-416.

“Land Development Regulations: A Case Study of Dallas and Houston, Texas,” *AREUEA Journal*, Vol. 9, No. 4 (Winter 1981), pp. 397-417.

“Housing Choice and Relative Tenure Prices,” with William Brueggeman, *Journal of Financial and Quantitative Analysis*, Vol. XIV, No. 4. November 1979. pp. 735-751.

OTHER PUBLICATIONS

“The Innovation District Brand: An Economic Development Model,” Reviewed by Richard Peiser, *Innovation in Practice, The Harvard Journal of Real Estate*, 2015, pp. 120-121.

“Developing Luxury Retail Centers,” in *Prestige Retail: Design and Development for the High End Market*, edited by Bing Wang and Richard Peiser, International Council of Shopping Centers, New York, 2014, pp.125-135

Europe Real Estate, Retail Minds, “Richard Peiser, Professor of Real Estate Development, Harvard University,” interview, accessed at <http://europe-re.com/richard-peiser-professor-real-estate-development-harvard-university/50697> on 7/13/15. .

“Review of Jasper Campshure, ‘Toward a Historical Framework of the Contemporary Megaproject’,” *2014 Harvard Journal of Real Estate*, pg 13-14, 2014.

“Complete Streets Come of Age,” with Corey Zehngbot, *Planning*, American Planning Association, pp 26-32, Vol. 80, No. 5, May, 2014.

“Successful Suburban Development: Lessons from Inner-ring suburbs to new towns,” Keynote Address, 1st International Urban Planning-Architecture-Design Congress, UPAD 2014, in *Urban Transformation: Economic, Social, and Physical Aspects*, edited by Nevnihal Erdogan, Kocaeli University, pp. 247-264.

“Real Estate Development,” *International Encyclopedia of Social and Behavioral Sciences*, 2nd Edition, Elsevier Ltd, Oxford, UK, 2013.

North Hollywood Field Study: Suburban Transit-Oriented Town Center Redevelopment, with L. Richards, A. Raynal, F. Luong, H. Masek, S. Kabir, R. Raman, S. Chung, and T. Schneider, Harvard Graduate School of Design, 2013.

“Master Class: Development Lessons from Seven Industry Leaders,” *Urban Land*, Vol. 71, No. 5/6, 2012.

“West River Commons: Part B,” with Du Huynh, Case Study for Educators, Harvard Graduate School of Design, 2013.

“Blue Sky,” with Jason McAlees, Case Study for Educators, Harvard Graduate School of Design, 2013.

“A Retail Catalyst in Brooklyn,” *Urban Land*, with Corey Zehngbot, Vol. 71, No. 11/12, 2012, Washington, D.C.: The Urban Land Institute, pp. 98-102.

“Cabot Properties: Navigating the Public-Private Divide,” with Lily Gray, Case Study for Educators, Harvard Graduate School of Design, 2012.

- “A Review of ‘America’s Waterfront Revival: Port Authorities and Urban Redevelopment,’” *Journal of the American Planning Association*, 2011, 77:3, 296.
- “Teaching Design to Real Estate Students,” with B. Wang, *Urban Land*, October, 2011.
- “Equity,” *The Encyclopedia of Housing, 2nd Edition* by Andrew T. Carswell, Sage Publications, 2011.
- “The Foreclosure Mess: A government-forced moratorium will destroy the already-crippled housing market,” *The Boston Globe*: Editorial Opinion, October 20, 2010.
- “How are real estate firms dealing with the times?” *Urban Land*, May/June, 2010, pp. 38-39.
- “NPL Resolution in the Context of China’s Transitional Economy,” *Research Brief*, with Bing Wang, Real Estate Academic Initiative at Harvard University, October, 2011.
- “A risky, but necessary, step on foreclosures,” *The Boston Globe*, Editorial Opinion, February 11, 2009.
- Alternative Futures for Changing Landscapes*, with Carl Steinitz *et al*, published by China Architecture and Building Press, 2007.
- “The Dangers of Over-reacting to Mortgage Crisis,” *Boston Globe*, editorial opinion, December 18, 2007.
- “Non-Performing Loan Resolution in the Context of China’s Transitional Economy,” with Bing Wang, *Urbanization in China: Critical Issues in an Era of Rapid Growth*, edited by Yan Song and Chengri Ding, Cambridge, MA: Lincoln Institute of Land Policy, 2007, pp. 271-286.
- “Introduction,” in *Regenerating Older Suburbs*, edited by Richard B. Peiser with Adrienne Schmitz, Washington, D.C.: The Urban Land Institute, 2007, pp. 1-28.
- “Conclusions from the Case Studies,” in *Regenerating Older Suburbs*, edited by Richard B. Peiser with Adrienne Schmitz, Washington, D.C.: The Urban Land Institute, 2007, pp. 198-216.
- “Sharing the burden”, *Boston Globe*, editorial opinion, December 30, 2005.
- “China’s Nonperforming Loans,” with Bing Wang and Jack Rodman, *Urban Land Asia*, Vol. 1, No. 1, December 2004, pp. 26-29.
- “Fitting In: Farmland Preservation and Conservation Land Development,” with Markley Bavinger, *Urban Land*, July 2003, pp. 38-43.
- Editor, Special Joint Issue, *Real Estate Issues and Journal of Real Estate Portfolio Management*, published by the Counselors of Real Estate and the American Real Estate Society, Fall/Winter 2002, Vol 27 Nos 3 and 4 and Vol. 8, No. 4, pp. vii-ix.
- Hangzhou Studio Report: *Alternative Futures for the West Lake, Hangzhou, China*, with Carl Steinitz, published by Harvard Graduate School of Design, Cambridge, Massachusetts, 2001.
- “Red tape and housing costs: How regulation affects new residential development,” by M.I. Luger and K. Temkin, Book Review, *Journal of the American Planning Association*, 2001.
- “Houston Can Have Prettier Streets,” editorial, *Houston Chronical*, February 11, 2001, p. 4C.

“Environment, land use and urban policy,” Edited by D. Banister, K. Button, and P. Nijkamp, Book Review, *Regional Science and Urban Economics*, December, 2000, Vol. 3, No. 6, p. 719.

Shopping Center Studio Report: *Revitalization of Underperforming Shopping Centers*, with Will Fleissig and Martin Zogran, Spring, 2000.

“Real Estate Development,” *International Encyclopedia of the Social and Behavioral Sciences*, edited by N.J. Smelser and Paul Baltes, Pergamon Press, Oxford, 2001, pp. 12805-12812.

“Financial Analysis for New Apartment Development,” with Kenneth Beck, in *Multifamily Housing Development Handbook*, Washington, D.C.: The Urban Land Institute, 2000.

“The Impact of Technology,” with Ehud Mouchly, *Urban Land:Tech Trends Supplement*, October, 1999, pp. 6-13.

“Reston Revisited,” with Gang Yu, *Lusk Review*, Spring/Summer 1998, Vol. IV, No. 1, pp. 44-53.

“Introduction: the Future of Central Cities,” *Lusk Review*, Fall, 1997, Vol. III, No. 2, pp. 6-10.

Interviews for the Lusk Review for Real Estate Development and Urban Transformation

“Raymond L. Watson,” with Soumyajit Mukherjee, Vol. IV, No. 1, 1998, pp. 34-43.

“Gerald D. Hines,” with Tom O’Brien, Vol. III, No. 2, Fall, 1997, pp. 87-92.;

“Sheldon Gordon,” with Roland Strobel, Vol. II, No. 1, Summer, 1996, pp. 9-17.

“Interview: Eli Broad,” with J. Stark, Vol. 1, No. 1, Fall, 1995, pp. 88-92.

“California Votes No on the Future,” *L.A. Times*, Commentary, June 23, 1994.

“Urban Design Workshop for a Mercado in Long Beach,” Final report for the Long Beach Redevelopment Agency, with Tridib Banerjee, William Baer, and Ken Beck, Lusk Center, 1995.

“Market Feasibility for a Mercado in Long Beach,” Phase I report for the Long Beach Redevelopment Agency, with Ken Beck and Manny Perez, Lusk Center, 1994.

“Quick Recovery is Paramount,” *L.A. Times*, Commentary, Friday, Jan. 28, 1994.

“Affordable Housing Issue Must Transcend Politics,” *Daily News*, Viewpoint, pp. 1,4, January 5, 1992.

“Are You Up to the Development Challenge?” *Real Estate Today*, May, 1990, pp. 66-68.

“Affordability is Still the Big Question,” *Los Angeles Times*, April 2, 1990, p. B5.

Review of “Journal of Real Estate Research,” *Journal of Planning Education and Research*, Vol. 8, No. 3, 1989, pp. 204-205.

Review of “AREUEA Journal,” *Journal of Planning Education and Research*, Vol. 8, No. 2, 1989, pp. 113-114.

“Santa Monica's Colorado Place Agreement,” with Rita Fitzgerald in *Development Agreements*, edited by Douglas Porter and Lindell Marsh, Washington, D.C.: The Urban Land Institute, 1989, pp. 40-47.

Review of “Journal of Real Estate Research,” *Journal of Planning Education and Research*, Vol. 8, No. 3, pp. 204-205.

Review of "AREUEA Journal," *Journal of Planning Education and Research*, Vol. 8, No. 2, pp. 113-114.

"Development (Dis)Agreements at Colorado Place," with Rita Fitzgerald, *Urban Land*, Vol. 47, No. 7 (July 1988), pp. 2-5.

"Caps Set the Wrong City Limits," with Lowdon Wingo, *Los Angeles Times*, October 11, 1987, Opinion Section, pp.1-2. Reprinted in "Commentary: Why Growth Caps Don't Work", *Chico News and Review*, January 7, 1988.

"Can Development Be Taught in the Classroom?," *Urban Land*, Vol. 46, No. 7 (July 1987), pp. 2-5.

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"Economies of Scale in Water and Sewer Construction Costs to New Subdivisions," with Ron Welch. *Technical Report No. 885-1M-490*, Texas Real Estate Research Center, 1985.

"Getting Up to Speed on Personal Computers," *Urban Land*, Jan. 1985, pp. 36-37.

"Infrastructure Financing in Austin, Texas," *Urban Land*, December, 1983.

"Advertising: Handle With Care," *Real Estate Today*, Vol. 16, No. 8 (October 1983), pp. 35-36.

"Capitalization Rates, Inflation, and Investment Analysis in U.S. Real Estate," *International Real Estate Journal*, Vol. 3, No. 1, (1983), pp. 20-27. Reprinted in the *Appraisal Review Journal*, Vol. 6, No. 1 (Spring-Summer 1983), pp. 43-50.

"To Buy or Not to buy Another House," *Real Estate Today*, Vol. 15, No. 5 (May 1982), pp. 41-44.

"GEM: Flawed Jewel?" *Mortgage Banking*, Vol. 43, No. 1 (October 1982), pp. 58-63.

"Optimizing Profits from Land Use Planning," *Urban Land*, Vol. 41, No. 9 (September 1982), pp. 6-10.

"Lot Costs Compared in Dallas and Houston," *Tierra Grande*, No. 18 (First Quarter 1982), pp. 30-32.

"Multiperiod Capital Budgeting Under Conditions of Uncertainty: An application to Large-Scale Land Development," *Proceedings of the Southwestern Finance Association*, March, 1981, pp. 27-44.

"Real Estate Applications for Hand-held Calculators," *Real Estate Today*. April 1980.

"Foreign Investments in Texas," *Texas Realtor*, Vol. 32, No. 6 June 1979. (Cover Article)

"An Approach for Evaluating Large Scale Development Projects," with William Brueggeman, *Capital Ideas*, Columbus: Galbraith Mortgage Company, April 1979.

Periodic columnist for *Dallas Times Herald* and *Dallas Morning News*., 1979-80.

"Housing Choices for Young Families in the '80's"

"Low Mortgage Rates Aren't What They Seem"

"Homestead Exemptions and Property Taxes"

"Open Space an Asset to be Preserved"

"The Condominium Considered: to buy or rent?"

“The Trauma of a New Home”
“Refinancing Your Home in Texas”
“Creative Financing for Housing in Tight Money Markets”
“Future Housing Prices”
“Condominium Conversions versus New Condominiums”
“Property Tax Reappraisal”
“Return to Homeownership and Inflation in the 1980's”

FUNDED RESEARCH AND STUDIOS

New Towns and Large-Scale Communities in China: Lessons for Developing New Towns Around the World, Project Id: 6864674-01, Principal Investigator: Peiser, Richard, Sponsor: China Vanke Co., Ltd., \$425,776, Dec. 2, 2014 – August 31, 2017.

Innovation District and New Community Development in the Chicago Research Triangle, sponsored by The Urban Land Institute, Chicago District Council, 2015, \$15,095.

The Challenges and Opportunities of Mixed Use Subcenter Development, with Raymond Torto, Sponsored Research Grant by Portman Holdings, 2014-2015, \$90,000.

Rebuilding the Industrial Lakefront and Downtown in East Chicago Field Study, sponsored by the City of East Chicago, \$17,824, 2014.

Town Center for Jack’s Point, New Zealand. Field Study, sponsored by Torchlight Investment Group, Ltd., \$36,915, 2012.

Extreme Urbanism II: Mumbai Field Study and Studio, joint field study with GSD, HBS, HKS, and HLS, sponsored by the Harvard Real Estate Academic Initiative, \$50,000, 2012.

Cultural Tourism & A Living Community Al-Turaif, Saudi Arabia, Field Study courses in Fall and Spring, sponsored by the Riyadh Development Authority, \$168,000, 2011-2012.

Extreme Urbanism Mumbai: Joint School Studio and Field Study, GSD, HBS, and KSG participating schools, sponsored by Harvard Real Estate Academic Initiative, \$70,000, 2011.

London: Urban Regeneration of Shoreditch, Field Study and Studio, sponsored by the Harvard Real Estate Academic Initiative, \$50,000, 2010.

Istanbul Field Study: Developing a New Financial Center in Asia, sponsored by Portman Associates, \$10,000, 2010.

Designing Temporary Structures for Covent Garden, London, with Michael Meredith and Bing Wang. Sponsored Research, \$36,360, 2008.

Field Studies in Real Estate, Planning, and Urban Design: Zuidas, Amsterdam and Lee, Massachusetts. \$98,000, 2008.

“Added Value: the Dallas Arts District,” with Martin Zogran. Sponsored field study, \$10,000, 2008.

Field Studies in Real Estate, Planning, and Urban Design: Eun Peyung New Town, Seoul, Korea, Westwood, Massachusetts, and Titanic Quarter, Belfast, Northern Ireland, \$45,000, 2007.

“Analysis of Urban Spatial Structure in Beijing” with Siqi Zheng. Study jointly sponsored by Tsinghua University and the China Academy of Science. \$16,840. 2006.

Studio and Field Studies in Real Estate, Planning, and Urban Design: Pomona, California, New Orleans, LA, and Boston, MA., \$42,000, 2006.

Studio and Field Studies in Real Estate, Planning, and Urban Design: Newry, Northern Ireland, Hanover, New Hampshire, Alliance, Texas, \$45,000, 2005.

Field Studies in Real Estate: Shanghai, China, Wise County, Texas, Derry, New Hampshire, Sun Valley, Idaho, and Milwaukee, WI. Various public and private sponsors, \$57,000, 2004.

Field Studies in Real Estate: Retail Revitalization and Urban Fringe Land Development, International Council of Shopping Centers and LDC Realty Services, \$24,000, 2002.

Field Studies in Real Estate: Retail Revitalization, School Administration Building Redevelopment, and Exurban County Economic Development, 2001: San Diego School District, International Council of Shopping Centers, Committee for South Wise County Economic Development and Growth, \$34,000, 2001.

Revitalizing Under-performing Shopping Centers: International Council of Shopping Centers, Continuum Partners, Center Trust, et al, with Will Fleissig and Martin Zogran, \$36,000, 2000.

“Alternative Futures for Changing Landscapes: the Upper San Pedro River Basin,” with Carl Steinitz, P.I., Legacy Program, Dept. of Defense and Desert Research Institute, \$522,486.

“Analysis of the Arizona State Land Department’s Performance,” with Ehud Mouchly and William Davis, sponsored by the Goldwater Institute, \$50,000, 1996-97.

“Census and Economic Impact Study of the Resort Industry,” American Resort Development Association, with Peter Gordon and William Davis, \$72,500, 1996-97.

“The Impact of Construction Defect Litigation on Affordable Housing,” with Peter Gordon and Harry Richardson, California Building Industry Association, \$59,900, 1996.

“Capacity Building for Non-profit Organizations, Industrial and Commercial Development,” with Ed Blakely (P.I), Leonard Mitchell, and David Dale-Johnson, City of Los Angeles, \$240,000, 1995-96.

“ULI Crime Policy Forum: Crime Prevention Through Real Estate Development and Management”, Workshop bringing together the major CPTED researchers (Crime prevention through environmental design) with the real estate community, Sponsored by the ULI, the National Institute of Justice, and HUD, \$33,500, with Marcus Felson, 1995.

“Study for the Feasibility of a Latino Marketplace,” Long Beach Redevelopment Agency, 1993-94, \$75,300.

“Prototype Creation of GIS-based Land Information System,” with Eric Heikkila, Los Angeles County Department of Public Works, 1992, \$25,000.

“Analysis of the Las Vegas Real Estate Market and its Economic Relationship to Southern California,” with Ken Beck, Dowell Myers, Harry Richardson and Terrance Clauretje, UNLV, 1991, \$20,000.

“Strategic Management Issues in Real Estate Development Firms,” with David Dale-Johnson and Arvind Bhambri, Urban Land Institute, 1989, \$30,000.

“Local Government Real Estate Asset Management,” with William Baer, Urban Land Institute, Washington, D.C., 1988, \$12,500.

“Riverside County Growth Management Study”, with E. Heikkila, P. Gordon, S. Webber and Peat Marwick/Goodkin, funded by Riverside County Residents for Reasonable Growth Control, 1988, \$30,000.

“Graphic Information System and CAD Applications to Real Estate Development and Planning”, Project Socrates Grant, USC, 1986-1988.

“Innovative Methods of Financing New Infrastructure,” U.S. Department of Housing and Urban Development, Grant H-559256, 8 June 1983, \$7500.

“Economies of Scale in the Provision of Public Utility Services,” with Ron Welch, Texas Real Estate Research Center, 1982-83, \$7500.

“Land Rent Gradients in a Multi-Centric City,” Faculty Research Fellowship Grant, Edwin L. Cox School of Business, SMU, 1982.

“Assessing the Impact of Government Regulation on Urban Lot Prices,” with Peter Mieszkowski, Texas Real Estate Research Center, 1980-81, \$5000.

“Urban Land Development: Cost Benefit Analysis of Planned versus Unplanned Growth,” Faculty Research Fellowship Grant, Edwin L. Cox School of Business, 1980.

“Racial Living Patterns, Commuting Costs, and Wage Levels in Dallas, Texas,” Undergraduate National Science Foundation Grant, Yale University, 1969.

VISITING POSITIONS AND LECTURES

UNIVERSITY OF REGENSBURG, REGENSBURG, GERMANY
SEB Visiting Professor for Real Estate Investment at the International Real Estate Business School, Wiesbaden and Regensburg, 2009-2010

HARVARD BUSINESS SCHOOL CAMBRIDGE, MASSACHUSETTS
Visiting Scholar, Finance Department, 2009-2010

SEOUL NATIONAL UNIVERSITY SEOUL, KOREA
Visiting Lectures in the Department of Urban Planning, 2010

CAMBRIDGE UNIVERSITY CAMBRIDGE, ENGLAND
Denman Lectures, Department of Land Economy, 2010

NATIONAL UNIVERSITY OF SINGAPORE SINGAPORE
Visiting Lectures in the Department of Real Estate, 2010

SEOUL CYBER UNIVERSITY SEOUL, KOREA
Visiting Professor, Department of Real Estate, 2010

ULSTER UNIVERSITY BELFAST, NORTHERN IRELAND

Visiting Lectures, School of the Built Environment, 2006-2009

MASSACHUSETTS INSTITUTE OF TECHNOLOGY **CAMBRIDGE, MASSACHUSETTS**
Visiting Scholar, Department of Real Estate, 2002-2003

CAMBRIDGE UNIVERSITY **CAMBRIDGE, ENGLAND**
Visiting Scholar, Department of Land Economy, 1994

UNIVERSITY OF CALIFORNIA, LOS ANGELES **LOS ANGELES, CALIFORNIA**
Visiting Scholar, Department of Urban and Regional Planning, 1993-1994

BOARD MEMBERSHIPS AND PROFESSIONAL AFFILIATIONS:

American Collegiate Schools of Planning
American Planning Association
American Real Estate and Urban Economics Association
American Real Estate Society
American Realty Advisors, Past Trustee
Berkshire Income Realty REIT, Board of Directors, member of Audit Committee
Birtcher, Advisory Board (past)
Business Property Council, Trustee (past)
Centerprise, Advisory Board (past)
China Real Estate Company, Board Director (past)
Dallas YMCA, Camp Grady Spruce, Trustee (past)
Lusk Review for Real Estate Development and Urban Transformation, Editor (Past)
Journal of Architecture and Planning Research, Editorial Board
Journal of Property Development, Editorial Board
Journal of Real Estate Education, Editorial Board
Journal of Real Estate Portfolio Management, Co-editor (2003-2007)
New England Wildflower Society, Board of Overseers, 2011-
Parker Green, International Advisory Board (past)
Real Estate Research Institute, Advisory Board (past)
Real Estate Review, Editorial Board (past)
South Coast Botanical Garden, Trustee (past)
The Urban Land Institute, Governor, Senior Fellow, Past Trustee
Yale Club of Los Angeles, Trustee (past)
Yale Club of Boston, Board Director

PERSONAL BACKGROUND:

Native of Houston; grew up in Dallas. Interests include piano and organ (Organist-Choral Director at Pilgrim Congregationalist Church in Lexington, Mass. 1972-73), keyboard synthesizers, music composition, golf, sailing, photography, duplicate bridge, skiing, and art collecting. Ancillary academic interests include architecture, Victorian, American impressionist and optical art; Botanical Gardens; digital photography,