

# Rodino Associates

*Real Estate Investment Services – Expert Witness – Downtown Revitalization - Economic Development*



## **PUBLICATIONS** by **Robert J. Rodino, Ph.D.**

*The reports, studies and articles listed below have been prepared by Dr. Rodino from 2012 back to 1983. Each has relevance to today's challenges in real estate investment, development and urban revitalization. They are being offered to our professional colleagues at a nominal cost. Some publications are listed in more than one category due to their relevance to multiple issues. Our intent is to provide the reader with insight as to how specific issues in real estate investment, development and urban revitalization have been handled so that this insight can be applied to today's real estate and urban problems. You may purchase each report individually or as package consisting of all the reports in each topic. For the latter option there is a 20% discount. The reports and prices are organized into seven topics as listed below:*

	Price for package
• <b>REAL ESTATE INVESTMENT STRATEGIES</b>	<b>\$120.00</b>
• <b>DEVELOPMENT</b>	<b>\$155.00</b>
• <b>SHOPPING CENTER AND RETAIL STUDIES</b>	<b>\$325.00</b>
• <b>SUSTAINABLE ECONOMIC &amp; INDUSTRIAL DEVELOPMENT</b>	<b>\$200.00</b>
• <b>HOUSING DEVELOPMENT, FINANCE, &amp; MARKET RESEARCH</b>	<b>\$130.00</b>
• <b>DOWNTOWN REVITALIZATION &amp; REDEVELOPMENT</b>	<b>\$225.00</b>
• <b>URBAN DESIGN AND REVITALIZATION</b>	<b>\$45.00</b>

*We hope you find this material useful in your current endeavors. Feel free to call our office with any questions or discussions you would like to have on the topics discussed in these publications.*

*To order any report write a check to Rodino Associates, email me a copy of the check and I will email the reports to you. Use the discounted prices if you choose a whole category. You can also order through our web site: [www.RodinoAssociates.com](http://www.RodinoAssociates.com), click on the "Publications" tab and go from there.*

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## REAL ESTATE INVESTMENT STRATEGIES



*The Real Estate Investment series of articles discusses and identifies strategies for managing the factors of risk and reward inherent in every real estate investment. They particularly tie macro factors such as the status and expected direction of the economy and investment cycles to the inherent attributes of various property types and their likelihood to perform well or poorly.*

1. *Risk – Reward Management Strategies in Real Estate Investment and Development: Part I (Information Series Article No. 102) – 2011* \$15.00
2. *Real Estate Investment Strategy Development in an Uncertain Economic Environment – 2011 & 1983* \$95.00
3. *Real Estate Investment Market Timing for Corporate and Institutional Officers. – 1987* \$20.00
4. *Portfolio Strategy Development for Real Estate Asset Managers – 1987* \$20.00

Package of all - 20% discount - \$120.00

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## DEVELOPMENT



The Development series articles range from an overview of the real estate development field as outlined in the UCLA course on *Real Estate Development and Finance*, to practical examples of preparing a construction loan request, conducting market research for housing and retail development, and a feasibility analysis of a hypothetical but innovative mixed-use residential over industrial development project. The report on the proposed development of Lincoln Heights Village is an example of a neighborhood development project that was never built due to the financial crises that began in 2007. It is useful as a guide on planning the redevelopment of a village (that once was), acquiring a large number of properties, and analyzing their feasibility, all without government assistance.

5. *Real Estate Development and Finance - a course outline taught at UCLA, Luskin School of Public Affairs, Department of Urban Planning – 2008. Total syllabus with Lecture Outlines* \$35.00
6. *Lincoln Heights Village: A Proposed Development Program in Lincoln Heights, Los Angeles, California – 2008* \$50.00
7. *Preliminary Construction Loan Request Summary Package - \$12.4 million - (Mission Gardens condominiums) – 2006* \$35.00
8. *The Feasibility of Developing Mixed-use Residential/Industrial Uses on Industrial Zoned Land in the City of Los Angeles - 2006* \$15.00
9. *Market Research for Real Estate Development Feasibility: A Summary Presentation - 2000* \$10.00
10. *Market Research for Retail Development: A Summary Presentation – 2000* \$10.00
11. *Market Research Study for a Multi-Family Housing Development Project in Central Pennsylvania: Competitive Housing Projects Documentation and Analysis – 2009* \$25.00
12. *Proposal to Conduct a Market Research Study and Demographic Analysis for Senior Housing for two Sites in Central Pennsylvania – 2011* \$15.00

Package of all - 20% discount - \$155.00

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## **SHOPPING CENTER AND RETAIL STUDIES**



The Shopping Center and Retail Studies articles encompass several ground-breaking works. The group on Superstore Impacts and Analysis includes the study that led to the City of Los Angeles' ordinance to regulate superstores in low income areas (called by some "The Rodino Report"). An update on Superstore studies as of 2010 is also included, as is a course on analyzing the impacts of superstores that was formerly available only online. The articles under Market Research, Recruiting and Operation provide information on how to conduct a market research study, how to recruit retailers, and a comprehensive look at the supermarket industry and its economic impacts on a large urban area. Ethnic Retail Markets articles present the original pioneering ideas on investment strategies into Hispanic retailing markets that led the shopping center industry invest in Latino communities.

### ***SUPERSTORE IMPACTS AND ANALYSIS***



- 13. *Review and Summary of Superstore Impact Studies since 2003: Information Series Article No. 101 – 2010* \$25.00
- 14. *Final Report on Research for Big-box/Superstore Ordinance for the City of Los Angeles – 2003.* \$50.00
- 15. *Superstores: How to Analyze their Economic Impacts on your Community and Downtown Retail District – 2010 – (On-line course now available in print)* \$125.00

Package of all - 20% discount - \$160.00

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## ***RETAIL MARKET RESEARCH, RECRUITING AND OPERATION***



- 16. *Market Research for Retail Development: A Summary Presentation – 2000* \$10.00
- 17. *Proposal to Develop Retail Recruitment Strategies and Implementation Assistance for a Small Community – 2012.* \$25.00
- 18. *Study of the Grocery Industry Impacts on the Los Angeles Economy – 2008* \$75.00
- 19. *Retail Operating Cost Survey – 2003* \$15.00

Package of all - 20% discount - \$100.00

## ***ETHNIC RETAIL MARKETS***



- 20. *Hispanic Market Shopping Center Investment Strategy – 1996* \$25.00
- 21. *Capturing the Latino (Retail) Market: Repositioning (your shopping center) for Fun and Profit – 1994* \$15.00
- 22. *Renovation and Reposition Plan for The Marketplace at Indian Hill – 1992* \$25.00
- 23. *Urban Revitalization in an Ethnic Enclave: Huntington Park, CA 1965-1998 – 1999* \$15.00

Package of all - 20% discount - \$65.00

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## SUSTAINABLE ECONOMIC & INDUSTRIAL DEVELOPMENT



The Sustainable Economic and Industrial Development group of studies begins with a four-part series that utilizes an industry cluster approach to creating integrated economic development and physical redevelopment strategies in Los Angeles. Industry clusters examined are environmental technology, food processing, bio-medical technology, film and TV production, apparel manufacturing and furniture manufacturing. The studies proceed to recommend development of an eco-industrial park focused on the environmental technology industry cluster. This series is followed by studies conducted for LA's Industrial Development Policy Initiative (IDPI) and the Housing-Industrial Land Conflict project, including original research data on LA's industrial base, and summary outlines of the industrial development policies of major U.S. and LA area cities. The series concludes with a proposal that applies the aforementioned work to the development of a green-technology focused eco-industrial park in Central Pennsylvania.

- 24. *Project to Develop Integrated Economic Development and Community Redevelopment Strategies through Industry Clusters: Task I: Industry Cluster Summaries – 2001* \$25.00
- 25. *Project to Develop Integrated Economic Development and Community Redevelopment Strategies through Industry Clusters: Tasks II & III: The Environmental Technology Industry Cluster – 2002* \$25.00
- 27. *Recommendations and Implementation for the Development of an Environmental Technology Based Eco-Industrial Park in Los Angeles: Task IV – 2002* \$25.00
- 28. *Sustainable Industrial Development Planning Project for the Community Redevelopment Agency of City of Los Angeles – 2002* \$25.00
- 29. *Industrial Development Policy Initiative for the City of Los Angeles: Phase 1 Report: Key Industrial Land Use Findings and Issues – First Quarter 2004* \$25.00
- 30. *Industrial Development Policy Initiative for the City of Los Angeles: Phase 2 Report: Policy and Program Development – October 2005* \$20.00
- 31. *Summary Report of Policies, Strategies, and Programs of Action to Encourage Development of Industrial Land in the City of Los Angeles – October 31, 2004* \$25.00

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## SUSTAINABLE ECONOMIC & INDUSTRIAL DEVELOPMENT - continued



32. *The Feasibility of Developing Mixed-use Residential/Industrial Uses on Industrial Zoned Land in the City of Los Angeles - 2006* \$15.00
33. *Industrial Development Policies of Major U.S. Cities: Part I Summary: Philadelphia, Baltimore, Chicago, San Jose; Part II Summary: Phoenix, Houston, Seattle, Las Vegas – June 25, 2003* \$15.00
34. *Industrial Development Policies of Selected Cities in the Los Angeles Region Summary: Southgate, City of Industry, City of Commerce, Vernon, Hawthorne, Ontario – June 30, 2003* \$15.00
35. *Ventura Economic/Industrial Development Proposal – 2002* \$10.00
36. *Proposal for Planning the Growing Green Development of “Benner Green Tech Park” (Centre County, PA) - 2009* \$25.00

Package of all - 20% discount - \$200.00

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## HOUSING DEVELOPMENT, FINANCE, & MARKET RESEARCH



The Housing Development, Finance and Market Research series provides an overview on how to conduct a market research study for housing development that is part of the UCLA course on Real Estate Development and Finance, and an example of a study. The Lincoln Heights Village report is of a proposed development of in the Lincoln Heights area of Los Angeles - a neighborhood development project that was never built due to the financial crises that began in 2007. It is useful as a guide on planning the redevelopment of a village (that once was), acquiring a large number of properties, and analyzing their feasibility, all without government assistance. The construction loan package shows how all the elements of a development project can be summarized and applied to arranging finance for a condominium project.

- 37. *Proposal to Conduct a Market Research Study and Demographic Analysis for Senior Housing for two Sites in Central Pennsylvania – 2011* \$20.00
- 38. *Market Research Study for a Multi-Family Housing Development Project in Central Pennsylvania: Competitive Housing Projects Documentation and Analysis – 2009* \$25.00
- 39. *Lincoln Heights Village: A Proposed Development Program in Lincoln Heights, Los Angeles, California – 2008* \$50.00
- 40. *Real Estate Development and Finance - a course outline taught at UCLA, Luskin School of Public Affairs, Department of Urban Planning – 2008. Total syllabus with Lecture Outlines* \$35.00
- 41. *Preliminary Construction Loan Request Summary Package - \$12.4 million - (Mission Gardens condominiums) – 2006* \$35.00

Package of all - 20% discount - \$130.00

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## DOWNTOWN REVITALIZATION & REDEVELOPMENT



Downtown Revitalization & Redevelopment studies cover the actual operation of downtown programs and public sector policy issues. The section on operations begins with a “how-to-do-it” article “*Downtown Revitalization for Fun and Profit*” followed by studies and proposals of revitalization projects for cities in California (Los Angeles, Downey and Pomona) with communities in Central Pennsylvania (State College, Altoona, and Bellefonte). Specific criticisms are made of the efforts to redevelop the Bunker Hill area of Los Angeles. The Lincoln Heights Village report is of a proposed development of in the Lincoln Heights area of Los Angeles - a neighborhood development project that was never built due to the financial crises that began in 2007. It is useful as a guide on planning the redevelopment of a village (that once was), acquiring a large number of properties, and analyzing their feasibility, all without government assistance.

The section on Revitalization Policy includes studies of four actual revitalization and redevelopment projects in Los Angeles, Huntington Park, Boston, and Portland Oregon, plus proposed economic development strategies for the downtown Los Angeles Central Improvement District. A comprehensive documentation and analysis of federal urban revitalization policy is provided in “*Federal Urban Revitalization Policy: From the New Deal to the Nineties, 1932 – 1992*”.

## OPERATION OF REVITALIZATION PROGRAMS



- 42. *Downtown Revitalization for Fun and Profit: Information Series Article No. 103* – 2011     \$25.00
- 43. *Proposal to Study the Challenges and Opportunities to Revitalizing Economic Activity in the Central City East Neighborhood of Los Angeles* – 2011     \$20.00
- 44. *Business Recruitment and Retention Strategies for the Downtown State College Improvement District* - 2009     \$25.00
- 45. *Proposal to Prepare “Altoona (PA) 2030 – Downtown Revitalization Plan”* – 2011     \$10.00
- 46. *Proposal to Prepare “Altoona (PA) 2030 – Economic Development Plan”* – 2011     \$10.00

Package of all - 20% discount - \$70.00

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## DOWNTOWN REVITALIZATION & REDEVELOPMENT – continued



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- 47. *Proposal to Recruit High-Tech Firms into Bellefonte Area Office & Commercial Locations to help Revitalize Downtown Bellefonte - 2010* \$10.00
- 48. *Lincoln Heights Village: A Proposed Development Program in Lincoln Heights, Los Angeles, California – 2008* \$50.00
- 49. *Downtown Downey (CA) Reinvestment and Revitalization Program – 1999* \$15.00
- 50. *Proposal to Manage the Revitalization of Downtown Pomona (CA) – 1993* \$15.00

## REVITALIZATION POLICY



Package of all - 20% discount - \$85.00

- 51. *The Redevelopment of Bunker Hill, Los Angeles, California: A Case Study in Local Urban Revitalization Strategies – 2000* \$15.00
- 52. *The Role of an Activist State Government in Downtown Revitalization: Boston, Massachusetts, 1970-2000; 2000* \$15.00
- 53. *Local Urban Revitalization Policy: Regional Planning and Central City Revitalization: Portland, Oregon, 1970-2000; 2000* \$15.00
- 54. *Proposed Economic Development Strategies for the Los Angeles Downtown Center District - 1999* \$10.00
- 55. *Urban Revitalization in an Ethnic Enclave: Huntington Park, CA 1965-1998 – 1999* \$15.00
- 56. *Federal Urban Revitalization Policy: From the New Deal to the Nineties, 1932 – 1992; 1999* \$35.00

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## URBAN DESIGN AND REVITALIZATION



Effective urban revitalization programs must incorporate excellent urban design. The critical roles of urban design in revitalization programs are treated in the three articles on Urban Design and Revitalization. The first deals with broader issues of urban design in creating a sense of place and in molding spaces that welcome all citizens. The next two studies focus on critiquing the successful efforts to redevelop and revitalize Hollywood and Hollywood Boulevard in particular.

57. *Urban Design as an Urban Revitalization Strategy* – 2000 \$25.00

58. *Hooray for Hollywood: An Assessment of the Hollywood Redevelopment Project* – 1999 \$15.00

59. *Urban Design and Main Street Retailing: The Redevelopment of Hollywood Boulevard* – 1999  
\$15.00

Package of all - 20% discount - \$45.00

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