

SHORT SYNOPSES

REAL ESTATE REVIEW

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- **Senior Housing Design Symposium** by *Polly Nyberg*. The author summarizes the “Senior Housing Design Symposium” held on September 30, 2005 at the University of Maryland. One of the major conclusions of the Symposium was that the future of senior housing design will include profound divergence from today’s forms of senior housing. The five year update of the Symposium will be held at the University of Maryland in May, 2010, with the Colvin Institute and the Neighborhood Development Collaborative co-sponsoring and extending it to be a Design and Development Symposium.
- **The Development of Senior Housing in the United States** by *Norman Hansen and Gregory Almquist*. The authors address development trends in senior housing by relating to different issues such as income, cultural diversity, age, and changing lifestyles. The authors also examine current issues and challenges such as site location, zoning, market, governmental finance, and management in senior housing development.
- **Approving 55+ Housing: Facts That Matter** by *Polly Nyberg*. This is a summary of a study done by staff at the National Association of Home Builders. And sets forth evidence that senior housing (55 years of age +) contributes to the local community’s tax revenue and refutes other myths associated with opposition to senior housing developments.
- **Taxing Real Estate and Business Enterprise Evaluation: Improved Phrasing But a Continuing Controversy** by *Robert Owens*. This article includes a discussion of how BEV relates to property taxes, how it may be a factor in the resolution of property tax disputes, and its unproved phrasing. BEV refers to the portion of overall property value that is business based or intangible in nature and hence incremental to the value of the real estate and associated tangible personal property. Alternative terms include goodwill value, value of the intangibles, business value, and blue sky value. Most provocative is a discussion of the single tax of Lloyd George and while politically unlikely to ever be adopted, actually would go a long ways to untangling real property taxes, as a real estate or business enterprise tax.
- **Discovering an Emerging Market: Developing Housing for Persons with Disabilities** by *Patricia Gable and Charles Hammerman*. The authors describe how an assemblage of government, non –profit, private, design, and disability funding partners in the high housing cost area of CA has worked together to assess homing needs and explore housing opportunities for persons with disabilities.

- **The Market Rollercoaster of a First Time Homebuyer Program** by Susan Veazey and Carlos Jimenez. The article reviews the origins and outcomes of the Santa Barbara County mortgage financing program for low income, first time buyers. The program is considered successful with no foreclosures since its beginning. The Appendix to the article is a very practical document used to inform the buyer's of how and if they would be liable for the soft second loans or any increase in equity accruing during their ownership.
- **Book Review: Leinberger's Take on the American Dream** by Susan Ruby. The *Option of Urbanism-Investing in a New American Dream* by Christopher Leinberger includes a history of the development of suburbia and its consequences. It also provides Leinberger's arguments for his walkable cities concepts. Susan Ruby's balanced review offers a critique of Leinberger's in depth discussion of New Urbanism and while overall considers the book a solid contribution to urban planning literature, she finds it naive in places, or perhaps blinded by a too rigid adherence to the new dogma..