
ABOUT THE AUTHORS

Jaime R. Alwayay – Project/Research Director

Dr. Alwayay is a professor of real estate and business statistics at California State University, Sacramento and Executive Director of the CSU – Real Estate & Land Use Institute (RELUI). He received a M.A. in Banking and Finance and a Ph.D. in Financial Economics from the University of Georgia. He has taught Business Statistics, Corporate Finance, Housing and Mortgage Markets, and Real Estate Finance and Investments.

His research has been published in *Structural Change and Economic Dynamics*, *Review of Quantitative Finance and Accounting*, *Real Estate Economics*, *Journal of Real Estate Research*, *Journal of Real Estate Literature*, *Journal of Real Estate Portfolio Management*, *Land Economics Review*, *Appraisal Review Journal*, and *Industrial Development Journal*. His work has received awards from the Homer Hoyt Institute and the Industrial Development Research Council.

Dr. Alwayay has worked for the Chilean National Development Corporation and the Central Bank of Chile. He also has held managerial positions in industry and agriculture and was vice president and partner of a consulting company.

He has been a member of the Board of Directors of the International Real Estate Society, the Editorial Board of the *Journal of Real Estate Literature*, International Section, and has served as referee for *Real Estate Economics*, the *Journal of Real Estate Research*, and the *Journal of Real Estate Literature*.

Alberto Esquivel - Subject Matter Expert

Mr. Esquivel is a real estate broker, project manager, and land use consultant with more than 23 years' experience in real estate development in northern California. Mr. Esquivel's career includes both private sector and public sector experience in land development and residential development.

Since 1996, Mr. Esquivel has focused on redevelopment, housing development, and land use in urban areas. Mr. Esquivel's experience includes management of:

- Township 9, a 65-acre mixed-use, transit-oriented master planned redevelopment project north of downtown Sacramento consisting of 2,350 housing units, 800,000 square feet of office, 160,000 square feet of retail, and 26 acres of open space in downtown Sacramento
- The Rivers, a 210-acre conversion of the former Lighthouse Golf Course into a master-planned residential community of approximately 1,200 dwelling units in West Sacramento
- The Fremont Building, a mixed-use building containing 69 apartments and 12,000 square-feet of retail at 16th and P streets in midtown Sacramento
- Capitol Park Homes, a residential subdivision containing 64 for-sale, single-family detached homes on two city blocks bounded by 12th, 14th, P & Q streets in midtown Sacramento
- 1801 L Street Building, which consists of 176 apartments and 9,600 square feet of retail in midtown Sacramento
- L Street Lofts, 92 mid-rise loft condominiums in midtown Sacramento

Mr. Esquivel previously served as an Assistant Director with the Sacramento Housing and Redevelopment Agency. Mr. Esquivel is a part-time lecturer of real estate and land use courses at California State University, Sacramento. Mr. Esquivel holds a B.S. in Business Administration from California State University, Sacramento and an MBA from the J.L. Kellogg Graduate School of Management at Northwestern University in Illinois. Mr. Esquivel is a graduate of the Sacramento Chamber of Commerce's Leadership Program. He has previously served as a Commissioner on the Sacramento Development Oversight Commission, and the Kellogg School's Alumni Admissions Organization. He is a former member of the Board of Governors of City Seminary of Sacramento, and a Deacon of Covenant Reformed Church. Mr. Esquivel, his wife Ruthanna, and his son Alejandro reside in Carmichael, California.

