

Consent Agenda

Agenda Item #	7B
Meeting Date	May 11, 2009
Prepared By	Sara Anne Daines HCD Director
Approved By	Barbara B. Matthews City Manager

Discussion Item	Single Reading Ordinance Authorizing the Execution of a Contract for Services for Rents Analyst
Background	<p><i>Takoma Park Code Chapter 6.20.090</i> provides local landlords, subject to the requirements of the City's rent stabilization laws, an opportunity to petition for rent increases above the annual rent increase allowance which provides for a fair return. The fair return rent increase is designed to protect tenants from unwarranted rent increases, while allowing rent levels which provide landlords with a fair return. Established in December 2007, the fair return rent increase petition process replaces the capital improvement and hardship rent increases once available to landlords. Four fair return rent increase petitions have been submitted since the amendment of the ordinance.</p> <p>Rent increase petitions are reviewed, under contract, by an outside vendor working on behalf of the City and the Commission on Landlord and Tenant Affairs (COLTA). Its decision, which includes a detailed financial analysis of the petition submitted by the landlord, determines the amount of a rent increase that the landlord may apply in addition to the annual rent increase allowance.</p> <p>The City currently contracts with a Beltsville accounting firm for these services. That contract has expired. In accordance with the City's procurement ordinance, a Request for Proposals (RFP) was issued by the City in March. Three proposals, detailed in the accompanying attachment, were received by the April 27 deadline. Each was reviewed by staff for compliance with the standards set forth in the RFP, interviews were conducted, and references contacted. After careful consideration of the expertise of each firm and in consultation with COLTA's Executive Director, the services offered by Kenneth K. Baar were determined to best meet the needs of the City and his proposal is being forwarded for Council consideration.</p> <p>Mr. Baar has extensive experience in drafting fair return analyses for rent stabilization programs, having prepared approximately 40 petition reviews for 18 municipalities. He has served as an expert witness in local, state, and federal court and at administrative hearings similar to those conducted by COLTA. He is the author of several articles and monographs on fair return rent increases and has drafted related legislation and regulation - including the City of Takoma Park's current rent stabilization law.</p>
Policy	“(T)o protect tenants from unwarranted rent increases, while allowing rent levels which provide landlords with a fair return.” <i>Takoma Park Code Chapter 6.20.090(A)</i>
Fiscal Impact	Approximately \$12,000 remains available in COLTA's FY09 budget for this service. Proposed FY10 Budget (Fund 5300-6140) includes \$18,000 for the proposed contract. Similar amounts have been budgeted in prior years for this service.

Attachments	<ul style="list-style-type: none"> • Request for Proposals for Rents Analyst - Summary of Responses • Single Reading Ordinance Authorizing the Execution of a Contract for Services for Rents Analyst • Rents Analyst Proposal - Kenneth K. Baar
Recommendation	To adopt the accompanying ordinance.
Special Consideration	<p>Staff recognizes that the costs of contracting with Baar, while comparable to those quoted by the third bidder, are significantly higher than the quote submitted by Comilang and Varghese Associates, CPA, our current rents analyst. After a lengthy discussion with COLTA's Executive Director, a decision was made to forward the recommendation that the contract be awarded to Baar, despite the difference in cost. This decision was based on the following rationale:</p> <ol style="list-style-type: none"> 1) Baar's familiarity with the fair return rent increase process and extensive experience in conducting the required financial analysis should result in a more thorough and complete initial analysis, reducing the amount of oversight required of the COLTA Executive Director and associated legal fees. 2) We anticipated that the turn around time of any decision that is rendered will be significantly reduced based upon the information provided by Baar's clients. The current turn about time for the average fair return petition is three months. According to Baar, he anticipates being able to turn around most petitions in roughly one month, assuming they are complete. 3) The bid of Comilang and Varghese, unlike that of the other two firms responding to the City's solicitation for services, includes a monthly retainer of \$1,000. Assuming four fair return petitions, requiring roughly 25 hours of review per petition (the amount of time typically billed by the firm) are submitted over the course of a 12-month period, and factoring the cost of the proposed monthly retainer, the hourly cost of the services provided by Comilang and Varghese would be approximately \$120. 4) The fair return rent increase process can be quite complex, particularly for larger rental facilities, and the decision is subject to appeal by the landlord. Baar's experience in defending the constitutionality of rent stabilization and individual fair return decisions in local, state and federal court provides a degree of comfort that the current rent analyst is unable to provide.

City of Takoma Park Maryland
Request for Proposals for Rents Analyst
RESPONSES

	BID A	BID B	BID C
Name	Kenneth K. Baar	Comilang and Varghese Associates John Varghese	Rent Control Consultants, Inc. Gene Santomartino
Address	2151 Stuart Street Berkeley CA	4504 Franklin Terrace Beltsville, MD 20705	60 Market Street, Suite 211 Gaithersburg, MD 20878
Phone / FAX	510.717.2025 510.588.4506	240.461.8362 301.731.5160	240.361.6161 ext 102 240.361.6163
Email Address	kenbaar@aol.com	JohnVvarghese@aol./com	gene@RentControlConsultants.com
Experience	Conducts review for 18 CA municipalities Serves as court expert in CA, NJ, MA Considered Expert in Field	Rents Analyst since 2001	Experience with DC rent control Offers computerized property management services to landlords
Compensation	\$25 to \$100 per hr	\$25 per hr	\$35 to \$125 per hr
Monthly Retainer	NA	\$1,000	NA
Travel Expenses	NA	NA	NA
Staffing Levels	3	2	5

Introduced by:

Single Reading:

**CITY OF TAKOMA PARK, MARYLAND
ORDINANCE NO. 2009-
CONTRACT FOR SERVICES FOR RENTS ANALYST**

WHEREAS, *Takoma Park Code Chapter 6.20.090* provides for a fair return rent increase, designed to protect tenants from unwarranted rent increases, while allowing rent levels which provide landlords with a fair return; and

WHEREAS, petitions for fair return rent increases are reviewed under contract by an outside vendor working on behalf of the City and the Commission on Landlord and Tenant Affairs (COLTA); and

WHEREAS, in accordance with approved procurement procedures, a Request for Proposals for the required services was issued in March 2009; and

WHEREAS, the City received three proposals by the established deadline; each of the firms submitting a proposal was interviewed and references were contacted; and

WHEREAS, based on the information obtained through the Request for Proposals process and in consultation with the City Manager and the Executive Director of COLTA, City staff is recommending the execution of a contract for services with Kenneth K. Baar, having found him to be the most qualified firm to provide the financial analysis required to process anticipated fair return rent increase petitions submitted in accordance with the City's rent stabilization laws; and

WHEREAS, funds are available within the Housing and Community Development Department's current budget and have been included in the proposed FY10 budget to continue this program.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND THAT:

SECTION 1. The City Manager is hereby authorized to enter into a three-year contract for services with Kenneth K. Baar for financial analysis services required in the review of all fair return rent increase petitions submitted in accordance with *Takoma Park Code Chapter 6.20* at a cost not to exceed \$100.00 per hour.

SECTION 2. The City Manager is further authorized to renew, as appropriate, such contract for up to three additional 12 month terms.

SECTION 3. This Ordinance shall become effective upon adoption.

ADOPTED this ____ day of May 2009, by roll call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT:

City of Takoma Park
Rents Analyst

BIDDER NAME AND CONTACT INFORMATION

Company Name: Kenneth K. Baar

Mailing Address: 2151 Stuart St.
Berkeley, CA 94705

Web Site: _____

Federal Tax ID#: S.S.# (to be supplied)

Contact Name: Kenneth K. Baar

Title: Sole Proprietor

Telephone Number: 510 717-2025 Fax Number: 510 588-4506

E-mail Address: kembaar@aol.com

Responses to this Request for Proposals must be received by
3:30 PM, Monday, April 27, 2009

Proposal - Background of Applicant

The applicant has extensive experience in drafting fair return standards and preparing fair return analyses for rent stabilization programs for over 20 years. He has also published law review articles on fair return issues.

He has prepared analyses of approximately 40 rent increase petitions for 18 California municipalities. Those analyses, which usually have involved mobilehome parks with hundreds of spaces, have been subject to extensive scrutiny and the applicant often has been subject to extensive cross-examination in administrative hearings. In addition, the applicant has testified in court several times on fair return issues.

The applicant's articles on fair return issues have been cited extensively in California appellate court decisions and have been cited by appellate courts in New Jersey and Massachusetts.

Recently, the applicant completed a detailed study for the City of Los Angeles on apartment operating costs and the performance of apartment investments under its rent stabilization program. (This study has not yet been released by the City.) Also, the applicant has performed annual apartment operating cost studies for the cities of Berkeley and Santa Monica.

The applicant believes that his experience could result in a reduction in the amount of time that the City Attorney would have devote to rent increase petitions. Also, the applicant's experience would enable him to address constitutional issues to the extent that those issues were raised in petitions and to identify situations in which changes in the regulations would be beneficial.

A summary of the applicant's qualifications in regards to fair return issues and fair return analyses and his resume is attached.

Compensation

\$100/hr for the applicant's time. There would be no charge for travel time or expenses.

Where cost savings could be realized, assistance would be obtained a lower hourly rates for the purposes of reconciliation of information, data entry, and/or financial analysis. The applicant does not have regular employees, but does employ assistants on as needed basis. The rates for the assistants would range from \$25 to \$50/hr. One "assistant" is: Calvin Tom, Retired, Worked as Controller and Audit Manager for Intel for over 20 years, rate = \$50/hr.

The applicant would obtain a local telephone number in order to facilitate communications with petitioners and respondents.

Kenneth Baar

Qualifications in Regard to Fair Return Issues

Publications of Kenneth Baar addressing Fair Return Issues and Court Decisions Citing those Discussions of Fair Return Issues

Baar and Keating, Fair Return Standards and Hardship Appeal Procedures: A Guide for New Jersey Rent Leveling Boards (1981, National Housing Law Project), 121 pp.

Cited in:

Oceanside Mobile Home Park Owners Association v. City of Oceanside, 157 Cal.App.3d. 887; 204 Cal.Rptr. 239 (1984) California Court of Appeal

Baar, "Guidelines for Drafting Rent Control Laws: Lessons of a Decade", Rutgers Law Review, Vol. 35, 723-885 (1983)

Cited in:

Fisher v. City of Berkeley (1984) 37 Cal.3d. 644; 209 Cal.Rptr. 682 (California Supreme Court); affirmed, 475 U.S. 260, 106 S.Ct. 1045, 89 L.Ed.2d. 206 (1986)

Mayes v. Jackson Township (1986) 103 N.J. 362; 511 A.2d. 589 (New Jersey Supreme Court); cert. denied, 479 U.S. 1090, 107 S.Ct. 1300, 94 L.Ed. 2d. 155 (1987).

Yee v. Mobilehome Park Rental Review Board (1993) 17 Cal. App. 4th 1097, 23 Cal.Rptr. 2nd. 1 California Court of Appeal

Palomar Mobilehome Park v. City of San Marcos (1993) 16 Cal.App.4th 481, 20 Cal.Rptr.2d. 371 California Court of Appeal

Kavanau v. Santa Monica Rent Control Board (1998) 16 Cal.4th. 761; 66 Cal.Rptr. 2d. 672 (1997) California Supreme Court); cert. denied, 522 U.S. 1077, 118 S.Ct. 856, 139 L.Ed. 2d. 755

Quinn v. Rent Control Board of Peabody (1998) 45 Mass. App.Ct. 357, 698 N.E.2d.911 (Massachusetts Court of Appeal)

Berger Foundation v. City of Escondido (2005) 127 Cal. App. 4th 1 (California Court of Appeal)

TG Oceanside LP v. City of Oceanside (2007) 156 Cal. App.4th 1355 (California Court of Appeal)

Baar, "Controlling Rent Control", 11 New Jersey Reporter 19 (Oct. 1981)

cited in:

Mayes v. Jackson Township, 103 N.J. 362; 511 A.2d. 589 (1986) New Jersey Supreme Court; cert. denied, 479 U.S. 1090, 107 S.Ct. 1300, 94 L.Ed. 2d. 155 (1987).

Baar, "California Rent Controls: Rent Increase Standards and Fair Return", Real Property Law Reporter, Vol. 8, no. 5, 97-104 (July 1985, California Continuing Education of the Bar)

Baar, "Rent Control", California Residential Landlord-Tenant Practice, Chapter 9 (1986, California, Continuing Education of the Bar)

Baar, "Fair Return Standards under Mobilehome Space Rent Controls: Conceptual and Practical Approaches", Vol. 29, no 5, 333-342 (Sept. 2006, California Continuing Education of the Bar)

Court Opinions Relying on Testimony of Kenneth Baar on Fair Return Issues

Rainbow Disposal Co., Inc. v. Mobilehome Park Rental Review Board, (1998) 64 Cal.App.4th 1159, 75 Cal.Rptr. 2d. 746 California Court of Appeal

MHC Operating Limited Partnership v. City of San Jose (2003) 106 Cal. App.4th; 130 Cal.Rptr. 2d 564 California Court of Appeal

Hillsboro Properties v. Public Utilities Commission (2003) 108 Cal.App.4th 246, 133 Cal.Rptr.2nd. 343

Los Altos El Granada Investors v. City of Capitola (2006) 139 Cal. App. 4th 629 California Court of Appeal

**Employed by California Cities as a Consultant to Perform Analyses of Mobilehome Park
Fair Return Rent Increase Applications**

Oceanside, 1993,

Salinas,
Alisal Country Estates (1997)

Watsonville,
Colonial Manor (1998)
Portola Heights (2001)
Meadows Manor (2008)

Capitola
Castle MHP (2000)

Azusa,
Arrow Pines (2001)

Vallejo,
Vallejo Mobile Estates (2002)
Tall Trees Mobilehome Park (2002)

Carpinteria,
Vista de Santa Barbara (2002)

Ventura,
Stardust (2003)

Santa Rosa,
Coddingtontown (2003)

Escondido,
Carefree Ranch (1995)
Town and Country (1995)
Westwinds (1995)
Lake Bernardo (1996)
Valley Parkway (1997)
Mobilepark West (1997)
Eastwood Meadows (1997)
Ponderosa (1997)
Casa de Amigos (1997)
Town and Country (1999)
Greencrest (1999)
Casa de Amigos (2001)
Town and Country (2002)
Town and Country (2005)
Mobilehome Park West (2006)

Carson,
Carson Gardens (2003)
Park Villa (2004)
Park Granada (2004)
Vista del Loma (2006)
Laco (2007)
Carson Gardens (2007)
Colony Cove (2008)

Yucaipa,
Wishing Well (2004)
Valley Breeze (2008)

Chula Vista,
Bayscene MHP (2006)

Palmdale,
Grecian Island (2007)
Mountain View (2007)

San Marcos (2008)
Villa Vista (2008)

Calimesa,
Ponderosa (2008)

San Luis Obispo County,
Oak Terrace (2008)

Employed by Cities as a Consultant to Conduct Reviews of Mobilehome Rent Ordinances including a Review of Fair Return Standards and/or to Provide Training on Fair Return Issues

Palmdale
San Luis Obispo (1986, training for Rent Board on fair return issues)
Salinas
Sonoma County (1995, training for hearing officers on fair return issues)
Santee (1994)
Yucaipa (1996)
Sonoma(1998)
Santa Rosa (1999)
Simi Valley (2000)
Vallejo (2003, 2006)
Palm Desert (2004)
Oceanside (2004) (training for Rent Board on fair return issues)

Expert Witness (on behalf of cities):

Baker v. City of Santa Monica (1982, Los Angeles County Superior Court)

Hozz v. City and County of San Francisco, (1984, Superior Court, San Francisco County)

Segundo v. City of Rancho Mirage and Kapp v. City of Cathedral City (1985, U.S. Federal District Court, Los Angeles)

Kirkpatrick v. City of Oceanside, (1993, Superior Court, San Diego County)

440 Company v. Borough of Fort Lee, New Jersey (1996, U.S. Federal District Court, New Jersey)

Cashman v. City of Cotati, (2002, U.S. Federal District Court, Northern District California)

**Employed by Cities to Prepare Reports on Mobilehome Ownership and Mobilehome Park
Space Rentals**

Modesto (2006)
Ceres (2008)
Riverbank (2008)
Palmdale (2008)

CURRICULUM VITAE

Kenneth Kalvin Baar
Urban Planner & Attorney

2151 Stuart St. Berkeley, Ca. 94705; Tel.: (510) 525-7437

Education:

B.A., 1969, Wesleyan University, Middletown, Conn. Major: Government

J.D., 1973, Hastings College of Law, Univ. of California, San Francisco, Ca.

M.A., 1982, Urban Planning, University of California at Los Angeles

Ph.D., 1989, Urban Planning, University of California at Los Angeles
(Dissertation topic: "Explaining Crises in Rental Housing Construction: Myth and Schizophrenia in Policy Analysis")

Foreign Languages: French and Italian

Teaching:

Visiting Professor, Fulbright Scholar, Technical University, Tirana, Albania
(Introduction to urban planning) (2002-2003)

Visiting Assistant Professor, Urban Planning Department, School of Architecture, Planning, and Preservation, Columbia University, New York (1994 - 1995) (courses: planning law, introduction to housing, comparative housing)

Visiting Professor (Fulbright Scholar), Budapest University of Economic Sciences (Sept. 1991- June 1993)

Instructor, San Francisco State University, Urban Studies Program (1983-1984)

Short Courses, Series of Lectures

Technical University of Budapest, Planning Department Series of lectures Professional Extension Courses and Undergraduate Courses (1991-1992)

Kiev University Law School, real estate law (1992, one week course)

Warsaw Technical University, Planning Department, urban planning (1992)

Netherlands Ministry of Housing (1997)

Consultant, Peter L. Bass & Associates, Development of Contracts with Developers under the California Coastal Conservancy Lot Consolidation Program

Expert Witness, City of San Francisco, on the impacts of city policies on apartment construction in litigation involving applicability of antitrust regulations

Project Director, survey of merchants and commercial property owners for City of Berkeley, Cal., Planning Dept.

Preparation of apartment operating cost studies for the cities of Berkeley, Santa Monica, and Cotati, California)

Consultant, Real Property Division, First Nationwide Bank on disposition of assets in operations inventory

Assistant (on contract) to Deputy City Attorney of San Jose, California on drafting of environmental and subdivision regulations

Publications

Articles

Baar, "Fair Return under Mobilehome Park Space Rent Controls: Conceptual and Practical Approaches," 29 Real Property Law Reporter 333 (Sept. 2006)

"Legislative Tools for Preserving Town Centres and Halting the Spread of Hypermarkets and Malls Outside of Cities" published in Etudes Foncières (Land Studies) No. 102, pp. 28-34 (March-April 2003, Paris, translated into French); also published in Falu, Varos, es Regio (Village, Town, and Region), 2003, issue no. 2, pp. 11-22 (Budapest, translated into Hungarian)

"Contracting Out Local Public Services in a Transition Economy," Review of Central and Eastern European Law, Vol. 25, No. 4, 493-512, September 2000, (Leiden, Netherlands)

"Contracting Out Municipal Services: Transparency, Procurement, and Price Setting Issues", Hungarian Public Administration, Vol. 49, No. 3, May 1999 (translated into Hungarian)

"Laws Protecting Mobilehome Park Residents", Land Use and Zoning Digest Vol. 49, 3-7 (Nov. 1997, American Planning Association)

"The Anti-Apartment Movement in the U.S. and the Role of Land Use Regulations in Creating Housing Segregation", Netherlands Journal of Housing and the Built Environment, Vol. 11, no.4, 359-380 (1996)

"La resistance au logement collectif", Etudes Foncières, Vol. 67, 44-48, (June 1995, Paris, Association des Etudes Foncières)

and

"Il Movimento Contro Gli Edifici Multifamiliari Negli Stati Uniti, Storia Urbana, Vol 66, 189-212 (1994, Milan, Italy)

(translated versions of "The National Movement to Halt the Spread of Multi-family Housing (1890-1926)", Journal of the American Planning Association, Vol. 58, no. 1, 39-48, Dec. 1991)

- "Impacto del precio del suelo y de las normas sobre su uso en el precio y la distribución de las viviendas en USA", La Vivienda, no. 23, 43-51 (1993, National Mortgage Bank of Spain) ["The Impact of Land Costs and Land Regulations on the Cost and Distribution of Housing in the United States"]
- "A Teruletrendezes Dilemmái a Demokratikus Piacgazdaságokban", Ter es Tarsadalom, Vol.6, no. 1-2, 89-99 (1992, Budapest) ["Dilemmas of Land Use Planning in a Democracy with a Market Economy", Space and Society]
- "The Right to Sell the 'Im'mobile Manufactured Home in Its Rent Controlled Space in the 'Im'mobile Home Park: Valid Regulation or Unconstitutional Taking?", Urban Lawyer Vol. 24, 107-171 (Winter 1992, American Bar Ass'n)
- "The National Movement to Halt the Spread of Multi-family Housing (1890-1926)", Journal of the American Planning Association Vol. 58, no. 1, 39-48 (Dec. 1991)
- "El Control de Alquileres en Estados Unidos" Estudios Territoriales , Vol. 35, 183-99 (1991, Madrid) ["Rent Control in the United States"]
- "Would the Abolition of Rent Controls Restore a Free Market?", Brooklyn Law Review, Vol. 54, 1231-8 (1989)
- "A Choice of Issues" (Introduction to articles on the impact of rent controls on the property tax base), Property Tax Journal Vol. 6, no. 1, 1-6 (March 1987, International Ass'n of Assessing Officers).
- "Facts and Fallacies in the Rental Housing Market", Western City, Vol. 62, no.9, 47 (Sept. 1986, California League of Cities)
- "California Rent Controls: Rent Increase Standards and Fair Return", Real Property Law Reporter, Vol. 8, no. 5, 97-104 (July 1985, California Continuing Education of the Bar)
- "Rent Control: An Issue Marked by Heated Politics, Complex Choices and a Contradictory Legal History", Western City, Vol. 60 (June 1984)
- "Rent Controls and the Property Tax Base:The Political-Economic Relationship", Property Tax Journal Vol. 3, no. 1, 1-20 (March 1984)
- "Il Dibattito Sul Controllo Degli Affitti Negli Stati Uniti", Bollettino Daest (Sept. 1984, University of Venice) ["The Debate Over Rent Controls in the United States"]
- "Guidelines for Drafting Rent Control Laws: Lessons of a Decade", Rutgers Law Review, Vol. 35, 723-885 (1983)
- "Defining 'Fair Return' For Rent Controlled Landlords", 59 New Jersey Municipalities (no. 3) 24 (1982)
- "Property Tax Assessment Discrimination Against Low-Income Neighborhoods", Urban Lawyer, Vol. 13, 333-405 (1981, American Bar Ass'n)
- abridged versions:
 Clearinghouse Review, Vol. 15, 467-486 (1981),
 Property Tax Journal, Vol. 1, (no. 1) 1-50 (March 1982)
- (Coauthors Baar and Keating) "Controlling Rent Control", 2 New Jersey Reporter (no. 4) 19-25 (October 1981)

"Land Banking and Farm Security Loans", Economic Development Law Project Report, Vol. 8, no. 4, 1978)

"Rent Control in the 1970's: The Case of the New Jersey Tenants' Movement", 28 Hastings Law Journal 631-683 (1977)

(Coauthors Pearlman and Baar) "Beyond the Uniform Relocation Act: Displacement by State and Local Government", Clearinghouse Review, Vol. 10, 329-345 (1976)

(Coauthors Baar and Keating) "The Last Stand of Economic Substantive Due Process: The Housing Emergency Requirement for Rent Control", Urban Lawyer, Vol. 7, 446-509 (1975)

Chapters in Books

"Open Competition, Transparency, and Impartiality in Local Government Contracting Out of Services" (Chapter 2), Navigation to the Market Regulation and Competition in Local Utilities in Central and Eastern Europe, ed. Peteri and Horvath (2001, Local Government and Public Service Reform Initiative, Open Society Institute, Budapest)

"New Jersey's Rent Control Movement" (Chapter 10) and "Controlling "Im"Mobile Home Space Rents", (Chapter 13), ed. Keating, Tietz, & Skaburskis, Rent Control: Regulation and the Rental Housing Market (1998, Center for Urban Policy Research, Rutgers University).

Hungarian Land Use Policy in the Transition to a Market Economy with Democratic Controls", Land Tenure and Property Development in Eastern Europe (1993, Association des Etudes Foncierres, Paris)

"Peacetime Municipal Rent Control Laws in the United States: Local Design Issues and Ideological Policy Debates", ed. van Vliet, Choldin, Michelson, and Popenoe, Housing and Neighborhoods, ch.15 (1987, Greenwood Press)

"Rent Control", California Residential Landlord-Tenant Practice, Chapter 9 (1986, California, Continuing Education of the Bar)

Books

Editors Baar and Pojani, Urban Planning in a Market Economy, (Tirana, Albania 2004); author of chapters: "Decentralization in Service Provision and Urban Planning - An International Perspective, Private", "Property Rights, Public Expropriations, and Public Rights to Undertake Urban Planning", "Contracting Out Public Services in Hungary - Regulatory, Contracting and Transparency Issues". Coauthor of chapters: "Urban Planning in a Democracy with a Market Economy", "Local Service Provision in Albania".