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BIOGRAPHICAL SKETCH

George Lefcoe is a Professor of Law specializing in real estate, and has taught at the University of Southern California Gould School of Law since 1962. He holds the Ervin and Florine Yoder Chair in Real Estate Law.

His expertise is in real estate finance, development and land use planning, having worked with federal, state and local governments, and with firms and foundations in the United States, the United Kingdom, and Japan.

His books include *Real Estate Transactions, Finance, and Development* (Lexis, 2009), and *Real Estate Law and Business: Brokering, Buying, Selling and Financing Real Estate* (Carolina Academic Press, 2016).

Professor Lefcoe has served on many state and local government commissions, including the Regional Planning Commission of Los Angeles County (1979-87) and President of the City of Los Angeles Planning Commission (1993-95).

From 1990 to 2014, he directed the USC Traveling Land Use Seminar, which visited and met with civic leaders and real estate development professionals in many of the major cities of the world, ranging from Istanbul to Havana, from Bulgaria and Hungary to Argentina, Brazil and Colombia, concluding in Lisbon and Oporto, Portugal.

He also is faculty director and regular panelist for the USC Gould School of Law Real Estate Law and Business Forum. Since 2004, the annual USC Forum has been the most highly attended law and business conference in the area, drawing the leading real estate professionals as panelists and attendees. The theme of the 2017 Forum is Southern California: 2027: Spaces, Places, Economy and Mobility.

He was elected to membership in the American College of Real Estate Lawyers (ACREL), has spoken to real estate and local government sections of the American Association of Law Schools (AALS), and is a member of the Urban Land Institute (ULI).

Prof. Lefcoe's published articles include:

Redevelopment in California: Its Abrupt Termination and a Texas-Inspired Proposal for a Fresh Start, 44 *Urban Lawyer* (Fall 2012). Available at SSRN <http://ssrn.com/abstract=2072560>.

Competing for the Next Hundred Million Americans, The Uses and Abuses of Tax Increment Financing, 43 *Urban Lawyer* (2011). Available at SSRN: <http://ssrn.com/abstract=1680598>.

Jeff Benedict's A Little Pink House: The Back Story of the Kelo Case, a book review, 42 *Conn. L. Rev.* 925 (2010)., Available at SSRN: <http://ssrn.com/abstract=1446796>.

Should We Welcome or Ban "Spec" Home Buyers? 36 J. Legis. 1 (2010), Available at SSRN:<http://ssrn.com/abstract=1446778>;

Lefcoe, George, Finding the Blight That's Right for California Redevelopment Law (March 3, 2014). USC Law School, Olin Research Paper No. 01-4. Available at SSRN: <http://ssrn.com/abstract=269350>

Lefcoe, George and Swenson, Charles W., Redevelopment in California: The Demise of TIF-Funded Redevelopment in California and Its Aftermath (August 1, 2014). National Tax Journal, Vol. 67, September 2014; USC Law Legal Studies Paper No. 14-18. Available at SSRN: <http://ssrn.com/abstract=2428347>

EDUCATION

1959-1962 Yale Law School, LL.B., Comment Editor, Yale Law Journal;
Order of the Coif.

1955-1959 Dartmouth College, B.A., Phi Beta Kappa, Senior Fellow.

FIELD OF SPECIAL INTEREST

Land Use Planning; Real Estate Finance; Land Development Law. Member, Florida Bar Association (inactive).

CONSULTING AND ADMINISTRATIVE ACTIVITY

Consultant to: California Assembly Committee on Revenue and Taxation, 1979; HUD-American Planning Association Study on Solar Energy Law, 1979; Federal Home Loan Bank Board on Alternative Mortgage Instruments Research Study, 1977; National Science Foundation, 1976; German Marshall Fund, Conservation Foundation Study of Comparative Land Use and Environmental Law in Nine Countries, 1974-76; Open Space Institute, 1969; Department of Community Affairs, State of Connecticut, 1969; consultant to Richard van Dusen, Under Secretary, U.S. Department of Housing and Urban Development, 1969. Faculty, Lincoln Institute of Land Policy, Cambridge, Massachusetts, 1979-1987. The Joseph Rowntree Foundation, York, England, Inquiry on the Impact of Planning on Affordable Housing, Spring, 1993. Project Director, Contract H-1260 on Housing and Community Affairs sponsored by the United States Department of Housing and Urban Development at the University of Southern California Law School. Advisor, Committee on Uniform Land Transactions Act, Commission on Uniform State Laws. Director, Boston University Land-Use Center, September 1975-July 1976. Chairman, Graduate Program in Real Property Development Law, University of Miami Law School, 1995-98.

Advisory editor, Land Development Studies, E&FN Spon Ltd. London, in association with the Land Development Studies Education Trust, 1984; member, Editorial Board, Land Use Policy, Butterworth Scientific Journal, Guildford, England, 1984; advisor, Japan Technology Transfer Association Committee on Office Research for Building and Information Technologies (MITI), Tokyo, 1987; member, Advisory Council, Partners for Livable Places, 1988-1990; member, Building Industry Legal Defense Foundation, 1989.

Member, Board of Directors, Center for Real Estate Studies, New York Law School, 2007.

CONFERENCES AND SEMINARS

1978 Los Angeles	Tax Policies to Achieve Land Use Goals
1979 Los Angeles	Local Governments' Decisions and the Local Tax Base
1980 Los Angeles	The Respective Roles of State and Local Governments in Land Policy and Taxation
1981 Los Angeles	Land Policy and Housing Development
1982 Los Angeles	Urban Land Policy for the Reagan Years: The Message for State and Local Governments
1983 Los Angeles	Making Better Use of Urban Space
1983 London	The Re-Use of Land and Buildings
1984 Los Angeles	Transportation and Development: Planning, Financing and Living with Our Choices
1985 Los Angeles	Landtronics: The Link Between Information Technology and Urban Land Policy
1985 London	Landtronics: The Impact of Information Technologies on Land Use Requirements and the Development Process
1985 Tokyo	Landtronics: Future Urban Information Infrastructure
1986 Los Angeles	Landtronics and the Pacific Rim
1986 Amsterdam	Landtronics panel at Teleport '86
1986 Melbourne	Making Better Use of Urban Space
1986 Sydney	Landtronics
1987 Tokyo	Landtronics
1987 London	Partnerships in Urban Regeneration: Developers-Government Experience in the U.S. and U.K.
1988 Birmingham	Summary session at Symposium on Rejuvenating the Heart of Birmingham, England
1988 Vancouver	Workshop tour to compare urban growth management in British Columbia with Southern California
1989 Stockholm	"Land Use Controls and Developer Exactions in the U.S." Royal Institute of Technology, Departments of Real Estate Planning and Real Estate Economics
1989 London	U.S./U.K. Affordable Housing Forecast for the 1990s: The Role of Government and Developers
1989 Barcelona	"The Legal Structures of the Transaction Models for Financing Redevelopment," Jornades Ciutat Vella (Revitalization of the Old City)

Workshop tours of land development projects and practices:

1990	Stockholm-Berlin
1991	Barcelona-Paris
1992	Rome-Nice
1993	Vienna-Salzburg-Munich
1994	Zurich-Bern-Lausanne-Geneva
1995	Brussels-Brugge
1996	Madrid
1997	Berlin
1998	Istanbul
1999	Prague
2000	Zurich-Lugano (Milan, Como)

- 2001 Venice-Trieste-Ljubljana
- 2002 Naples-Amalfi Coast-Ravello
- 2003 Havana-Cienfuegos-Trinidad (March and December)
- 2004 Port Douglas and Sydney, Australia
- 2005 St. Petersburg-Moscow
- 2006 Buenos Aires-Iguazu Falls-Rio de Janeiro
- 2007 Budapest-Sofia
- 2010 Medellin, Bogota and Cartagena, Colombia
- 2011 Dubrovnik, Kotor (Sea Dream/USC Rome to Athens)
- 2014 Lisbon and Porto, Portugal

Planning committee and panel moderator, Benjamin S. Crocker Symposium on Real Estate Law and Business, 2003-2009.

Guest Speaker, Fourth Annual Brigham-Kanner Property Rights Conference, William and Mary Law School, Williamsburg, VA, 2007.

Panelist, American Association of Law Schools, Real Estate Section, San Diego, CA; 2009

HONORS AND AWARDS

Excellence in Writing Award, Probate and Property Magazine, 1999
Elected to American College of Real Estate Lawyers (ACREL)

PUBLICATIONS

The Real Property Tax and Architecture: A Note on the Seagram Case, 41 Land Economics 57 (1965).

Savings Associations as Land Developers, 75 Yale L. J. 1271 (1966) with Thomas W. Dobson, reprinted Legal Bulletin, Sept. 1967; National League Journal, Aug. and Sept. 1967.

LAND DEVELOPMENT LAW, CASES AND MATERIALS (Bobbs-Merrill, 1966, 2nd ed, 1974).

Construction Lending and the Equitable Lien, 40 So. Calif. L. Rev. 429 (1967) with Mark Schaffer.

Monetary Correction and Mortgage Lending in Brazil: Observations for the United States, 21 Stanford L. Rev. 106 (1968).

LAND FINANCE LAW (Bobbs-Merrill, 1969).

Comment on HUD's Authority to Mandate Tenant's Rights in Public Housing, 80 Yale L. J. 463 (1971).

The Public Housing Referendum Case, Zoning and the Supreme Court, 59 Calif. L. Rev. 1384 (1971).

INTRODUCTION TO AMERICAN LAND LAW (Bobbs-Merrill, 1974).

DESIGN REVIEW BOARDS: THE LAW AND A MODEL ORDINANCE, American Institute of Architects (1974).

The Highest and Best Use of Land, National Endowment of the Humanities, Bicentennial Anthology, 1975.

How Taxes Affect Urban Design -- And How to Make Them Do a Better Job of It, 4 Real Estate L. J. 244

(1976).

The Neighborhood Defenders, 23 UCLA L. Rev. (April 1976).

The Right to Develop Land: The Dutch and German Experience, 56 Oregon L. Rev. 31 (1976).

When Governments Become Land Developers: Notes on the Public Sector Experience in the Netherlands and California, 51 So. Calif. L. Rev. 165 (1978), reprinted 2.

Editor, TAX POLICIES TO ACHIEVE LAND USE GOALS: proceedings of a conference (Lincoln Institute of Land Policy, 1978).

FEDERALLY ASSISTED HOUSING & COMMUNITY ACCEPTANCE: A DEVELOPER'S HANDBOOK
Associated Home Builders of the Great East Bay, Inc., (Spring, 1979) with Ed Haworth.

Land Development in Crowded Places: Lessons from Abroad, The Conservation Foundation (1979).

Editor, LOCAL GOVERNMENT'S DECISIONS AND THE LOCAL TAX BASE: Proceedings of a Conference (Lincoln Institute of Land Policy, 1979).

Editor, PROPOSITION 13: A FIRST ANNIVERSARY ASSESSMENT: Proceedings of a Conference (Lincoln Institute of Land Policy, 1979. Reprinted from 53 So. Cal. L. Rev. 75, 1979).

Editor, RESPECTIVE ROLES OF STATE AND LOCAL GOVERNMENTS IN LAND POLICY AND TAXATION: proceedings of a conference (Lincoln Institute of Land Policy, 1980).

The Market's Place in Land Policy, Urban Law & Policy (1980).

Using Land in Crowded Places, Transatlantic Perspective (Sept. 1980) 7; 16 Assessors J. 39 (1981).

A Case for Local Governance and Private Property, in THE LAND USE POLICY DEBATE IN THE UNITED STATES (Plenum Publishing, 1981).

California's Land Planning Requirements: The Case for Deregulation, 54 So. Calif. L. Rev. 3 (1981).

Editor, LAND POLICY AND HOUSING DEVELOPMENT: proceedings of a conference (Lincoln Institute of Land Policy, 1981).

Editor, URBAN LAND POLICY FOR THE 1980S: THE MESSAGE FOR STATE AND LOCAL GOVERNMENT: proceedings of a conference (Lexington Books, 1983).

Keynote address, TELEPORTS IN THE INFORMATION AGE, Proceedings of Teleport '86, World Teleport Association Second General Assembly & Congress May 1986, Amsterdam, co-editor J. M. Noothoven Van Goor (Elsevier Science Publishers B.V.) 1987, p.13.

The Voices of Landtronics, Land Use Policy, July, 1987.

The Impact of Planning Policies on Housing Affordability (The Joseph Rowntree Foundation, U.K., June 1993).

PLANNING AND AFFORDABLE HOUSING (Royal Town Planning Institute, U.K., 1994). Lecture and Text, *From Raw Land to Finished Houses*, for course on Deciding and Settling Land Use Cases, National Judicial Conference, Sept. 25, 1994, Reno, Nevada.

Eleven chapters of THOMPSON ON REAL ESTATE (Thomas edition 1994).

How Buyers and Sellers of Development Land Deal With Regulatory Risk, 32 REAL PROP., PROB. & TR. J. 301 (Summer 1997).

Transactions Dealing With Regulatory Risk in Development Land, REAL ESTATE REVIEW 11 (Summer 1998).

Prepayment Disincentives in Securitized Commercial Loans, 2 COMMERCIAL REAL ESTATE FINANCING 239-60 (PLI, September/October 1999).

Yield Maintenance and Defeasance: Two Distinct Paths to Commercial Mortgage Prepayment, 28 REAL ESTATE LAW JOURNAL, 200 (Winter, 1999).

Redevelopment Takings After Kelo: What's Blight Got to Do With It?, 17 S. Cal. Rev. L. & Soc. Just. 803 (2008), reprinted in 2009 ZONING AND PLANNING LAW HANDBOOK (Thomson/Reuters/West Publishing)

REAL ESTATE TRANSACTIONS, FINANCE AND DEVELOPMENT, Sixth Edition, LexisNexis (2009)

Book Review, Jeff Benedict's *Little Pink House: The Back Story of the Kelo Case*, 42 Conn. L. Rev. 925 (2010) Available at SSRN: <http://ssrn.com/abstract=1446796>

Should We Welcome or Ban 'Spec' Homebuyers?, 36 J. Legis. 1 (2010), Available at SSRN: <http://ssrn.com/abstract=1446778>

Competing for the Next Hundred Million Americans: The Uses and Abuses of Tax Increment Financing. 43 Urban Lawyer 427 (Spring 2011).

Redevelopment in California: Its Abrupt Termination and a Texas-Inspired Proposal for a Fresh Start, 44 Urban Lawyer (Fall 2012). Available at SSRN <http://ssrn.com/abstract=2072560>

Lefcoe, George and Swenson, Charles W., *Redevelopment in California: The Demise of TIF-Funded Redevelopment in California and Its Aftermath* (August 1, 2014). National Tax Journal, Vol. 67, September 2014; USC Law Legal Studies Paper No. 14-18. Available at SSRN: <http://ssrn.com/abstract=2428347>

Real Estate Law and Business: Brokering, Buying, Selling and Financing Real Estate, Carolina Academic Press (2016)