

1. Record Nr.	UNINA9910162671003321
Autore	Kadence Sam
Titolo	On The Right Track
Pubbl/distr/stampa	Harmony Ink Press
ISBN	1-62798-070-9
Descrizione fisica	1 online resource (184 p.)
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Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
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Sommario/riassunto	<p>Ryunoski "Ru" Nakimura knows all about the trappings of fame. Expelled from a boy band for coming out as gay, he still wants to continue his career in music. Too bad his ex finds nothing better to do than exploit their relationship in the press, so Ru leaves California behind to lie low in Minnesota for a while. Adam Corbin attends a Minnesota high school and wants to coast through as a typical student. He's friends with an openly gay student, Bas Axelrod, but while Adam plays football, he also stays away from much socializing. Blending in and not outing himself has been easy because he's never really been seriously interested in any of the guys he's encountered. When Adam meets Ru in a library, Adam begins to think he's found that special young man who might make it worthwhile to just be himself. And for Ru, Adam looks like someone he might trade his fame for, if they could be together. Ru and Adam will both come to realize that courage and love must go hand in hand if they are to have a future.</p>

2. Record Nr.	UNINA9910298375303321
Autore	Nelson Arhur C
Titolo	Foundations of Real Estate Development Financing : A Guide to Public-Private Partnerships / / by Arhur C. Nelson
Pubbl/distr/stampa	Washington, DC : , : Island Press/Center for Resource Economics : , : Imprint : Island Press, , 2014
ISBN	9781610915625 1610915623 9781610915632 1610915631
Edizione	[1st ed. 2014.]
Descrizione fisica	1 online resource (201 p.)
Collana	Metropolitan Planning + Design
Classificazione	ARC010000
Altri autori (Persone)	LeinbergerChristopher B
Disciplina	333.7
Soggetti	Environmental management Sociology, Urban Human geography Environmental Management Urban Sociology Human Geography
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	"Foreword by Christopher B. Leinberger"--Cover.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	Foreword by Christopher B. Leinberger- Preface- Acknowledgments -- Introduction: The Future of America Is Redevelopment, and the Future of Redevelopment Is Public-Private Partnerships -- 1 The Cycle of Development, Optimal Redevelopment, Redevelopment Goals and Benefits, and Barriers to Redevelopment -- 2 Implementation of Redevelopment Plans and the Role of Public-Private Partnerships -- 3 Real Estate Finance and Development Basics -- 4 Survey of Public-Private Partnership Tools and the Role of Public -- Patient Equity to Leverage Private Real Estate Development -- Conclusion: America's Progress Depends on Redevelopment through Public-Private Partnerships -- Appendix A: Workbook User Guide -- Appendix B: Simplified Depreciation Periods for Land Uses -- Notes -- References -- Index.
Sommario/riassunto	American's landscape is undergoing a profound transformation as

demand grows for a different kind of American Dream--smaller homes on smaller lots, multifamily options, and walkable neighborhoods. This trend presents a tremendous opportunity to reinvent our urban and suburban areas. But in a time of fiscal austerity, how do we finance redevelopment needs? In *Foundations of Real Estate Development Finance: A Guide for Public-Private Partnerships*, urban scholar Arthur C. Nelson argues that efficient redevelopment depends on the ability to leverage resources through partnerships. Public-private partnerships are increasingly important in reducing the complexity and lowering the risk of redevelopment projects. Although planners are an integral part of creating these partnerships, their training does generally not include real-estate financing, which presents challenges and imbalances in public-private partnership. This is the first primer on financing urban redevelopment written for practicing planners and public administrators. In easy-to-understand language, it will inform readers of the natural cycle of urban development, explain how to overcome barriers to efficient redevelopment, what it takes for the private sector to justify its redevelopment investments, and the role of public and nonprofit sectors to leverage private sector redevelopment where the market does not generate sufficient rates of return. This is a must read for practicing planners and planning students, economic development officials, public administrators, and others who need to understand how to leverage public and non-profit resources to leverage private funds for redevelopment. .
