

METRO METRICS, INC.

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Metro Metrics, Inc. is a professional consulting firm specializing in the problem solving process as it relates to the real estate and urban development areas. The firm's primary objectives are to provide professional services to clients and thereby improve the quality of real estate decisions in both the public and private sectors. Metro Metrics services encompass a wide variety of subjects and disciplines related to urban development with the application of expert analytical techniques. In performing our function as consultants we provide the following types of services on a project basis.

- (1) Economic forecasts and analysis - we provide economic analysis on a national, regional and local basis to determine the forces affecting real estate markets.
- (2) Environmental monitoring - we are in continual contact with public authorities to determine policies and actions by local governments which will impact on the development process. Included is a comprehensive knowledge of sewer, water and road development which can affect land use. A Monthly Survey of the actively selling subdivisions gives a picture of market strength and competitive pressures.
- (3) Planning and strategy consultation - we develop multi-year operating plans based on client company objectives, profit margins, aversions to risk, and desired growth rates. With this, a corporate strategy is developed to obtain the stated goals.
- (4) Location selection - we have a system designed to locate sites with the greatest potential for development to serve the projected needs of the market area. The step by step process can begin with a region of the county and then isolate metropolitan areas where the market is the strongest, of

06209

those cities further analysis identifies whether environmental, political and/or supply-demand conditions pose a constraint. For those areas that pass this screening we overlay the zoning, master plan, road network, soil conditions and an inventory of current and proposed activity to select those submarkets within the metropolitan area which have the best marketing conditions. Sites can be located by making a list of those parcels in that submarket that can support the number and type of unit suggested in the market analysis. At this point land acquisition can begin.

- (5) Cost - Benefit impact analysis - we develop critical analysis studies of the multitude of costs and benefits derived from the urban development process as it affects both the public and private sectors.

Where jurisdictions are concerned about possible impacts of development our politically oriented staff interacts with technical staffs of the jurisdiction, as well as the politicians. This indepth investigation allows us to prepare the impact study in a way which is both in line with county objectives and politically feasible. Subjects addressed in this type of analysis are rezoning cases, package sewage plant approvals, etc.

- (6) Financial analysis - we analyze planned development projects and investment opportunities to evaluate the economic and financial aspects so potential profit margins are projected and higher-quality decisions can be made.
- (7) Project feasibility studies - we perform real estate market analysis studies of specific sites or within a defined market area to determine the highest potential use and marketability of developments. The forces such as economic conditions, water pollution, and other environmental factors are an integral part of the analysis as well as surveys of competition.
- (8) Metro Metrics has developed a set of services which are geared specifically to the building and land development industry. That is we endeavor to provide a complete decision-making information system which includes all of the items mentioned above. On a monthly retainer basis Metro Metrics would effectively perform as an in-house executive research staff (working to support the decision process; responding to analytical priorities as they arise).

06210

STAFF QUALIFICATIONS

06211

Maury Seldin

POSITION IN THE FIRM: President, Chief Non-operating Officer on a consultancy basis. Services specialized in development planning and strategy. Limited client contact.

FACULTY STATUS: Professor and Director, Urban Development Studies, School of Business Administration, The American University, Washington, D. C. 20016.

EDUCATION: B.S. (1953) and M.B.A. (1957), University of California, Los Angeles; Doctor of Business Administration (1960), Indiana University.

PROFESSIONAL MEMBERSHIPS: Immediate Past President, American Real Estate and Urban Economics Association; Past President and Member, Board of Governors, George Washington Chapter, Lambda Alpha; Member, American Academy of Political and Social Sciences.

PUBLICATIONS - Books and Portions of Books Since 1969: Co-author, Real Estate Investment Strategy, New York: Wiley-Interscience, a division of John Wiley & Sons, New York, 1970. Co-Editor, Proceedings of the American Real Estate and Urban Economics Assoc., Volume V, 1970, AREUEA, Storrs, Connecticut, 1971. "American - City Model Usage for Courses in Real Estate and Urban Economic Development", Chapter XI, An Environmental Laboratory for the Social Sciences (Peter W. House & Philip D. Patterson, Ed.) Washington, D. C., U. S. Environmental Protection Agency, 1972. Managing Urban Development: Selections from Seldin, Washington, D. C., The American University (Xeroxed) 1973. "Coordinating Property Taxation With Land Use Planning and Control", in Proceedings of Committee on Taxation, Resources, and Economic Development, University of Wisconsin Press, in press.

Monographs and Articles Since 1969: "Planning Management: An Approach to Development Planning Emphasizing Managerial Control Under Conditions of Fractionated Authority", Hearings before the Subcommittee on Economic Development of the Committee on Public Works, U.S. Senate, Ninety-Second Congress, Second Session, April 1972 (U.S. Government Printing Office, 1972). Co-author, "Urban Land Management: An Approach for the Education of Decision Makers", National Capital Area Realtor, February, 1972. "Managing Urban Growth Through Land Use Control", Proceedings of American Real Estate and Urban Economic Assoc., Vol. VI, 1971, Storrs, Conn., 1972. "Real Estate Investment Strategy for the 70's", National Capital Area Realtor, November, 1971. "Planning for the Seventies -- Real Estate Investment Strategy", Realtor's Headlines, July, 1971. "The Location of Residential Development", Housing Panels of the H.R. Committee on Banking and Currency, 92nd Congress, First Session, June, 1971 (U.S. Government Printing Office, 1971). Co-author, The Uniform Building Permit Reporting System: A Demonstration in the Washington, D.C. SMSA, U.S. Department of Housing and Urban Development, 1971. Co-author, Economic Impact of Construction Moratorium on the Washington, D. C. Metropolitan Area, Homer Hoyt Institute, October, 1970. Co-author, "Education Is Career Defense", The National Capital Area Realtor, Vol. XXXVIII, No. 8 (August 1970). Co-author, "Management Aid for Black Entrepreneurs: The American University Program", Journal for Small Business Management, Vol. VII (July 1970). "Land Costs: Some Proposals to Stop the Spiral", The National Capital Area Realtor, Vol. XXXVII, No. 5 (May 1970). Co-author, "Developing a Perpetual Inventory of Housing", 1969 Proceedings: American Real Estate and Urban Economics Association, Vol. IV, 1970, American Real Estate and Urban Economics Association, 1970. "Marketing Information for Developing the Inner City", The Real Estate Appraiser (Society of Real Estate Appraisers), Vol. XXXV, No. 5 (July-August 1969). "The Role of a Market Information System in Regulating Land Use", Assessors Journal, IV, No. 2 (July 1969). Co-author, "Negro Entrepreneurship in the District of Columbia", SBA Economic Review, Vol. II, No. 2 (Spring-Summer 1969). Co-author, Survey of Business Ownership in Washington, D.C., a study for the Small Business Administration, Homer Hoyt Institute, March 1969. "Market Information for Developing the Inner City", 1968 Proceedings: American Real Estate and Urban Economics Association, Vol. III, 1969.

06212

Selected other publications prior to 1969: "Does Land Depreciate?" The Appraisal Journal, American Institute of Real Estate Appraisers. "Real Estate Investment: Policy Based on Forecast", The Valuation Manual, American Society of Appraisers. Components of Future Housing Demand (co-editor), National Association of Home Builders. "Urban Spaces: A Study of Small Parks", The American University Real Estate and Land Planning Program. "Comment on Determination of Appropriate Urban Land Uses: The Conflict of Public Interest and Private Profit", AREUEA Proceedings, American Real Estate and Urban Economics Assoc. "Planning Study" for D.C., State Technical Services Program.

RESEARCH AND CONSULTING: Selected research projects include: Forecasting growth for small areas, Montgomery County Planning Board; design of urban development information system for coordination of program planning and budgeting of public improvements with the planning zoning system, partially funded by Department of Housing and Urban Development and partially by Fairfax County; survey of business ownership in D.C. for the Small Business Administration, design and development of urban parks for National Park Service; planning study for the Consortium of Universities, the State-designated agency for the State Technical Services Program, U.S. Department of Commerce.

Other selected projects include study of redevelopment costs, Indianapolis Redevelopment Commission; Impact of Highways on Land Values for the State Highway Department of Indiana, and Bureau of Public Roads, U.S. Department of Commerce; Development Cost Analyses of the Santa Monica Mountains, City of Los Angeles, as a consultant to the economic consultant to the City of Los Angeles; Management and Financial Controls for Home Builders, for the Small Business Administration and Indiana University Bureau of Business Research.

Various real estate appraisal and market research projects for investors and development companies. Projects include traditional appraisals and market analyses as well as forecasts of land absorption in long run markets, land use studies, real estate business planning and management consulting and real estate investment counseling.

On going projects include studies of the urban development process which emphasize public policy influences on land development and projects designed to improve data and urban development decision making. Consultant to and a principal of Metro Metrics, Inc., consulting urban research and development firm with special emphasis on private-sector analyses and decision making. President, Homer Hoyt Institute, not-for-profit urban environment research organization.

Also, recently served as a consultant to the Office of Budget and Management, Executive Office of the President of the United States, and as consultant to House Banking and Currency Committee, Subcommittee on Housing. Recently completed paper for Public Works Committee, U.S. Senate and served as consultant to Montgomery County Planning Board, Montgomery County, Maryland. Also served on the Montgomery County Councils' Development Advisory Board and the Metropolitan Washington Council of Governments' Builder and Sponsor Committee. Directed Environmental Protection Agency Summer 1972 Fellows Program with research in area of Quality of Life, Leisure and the Environment, Consumption Differentials, Center City Differentials, and Environmental Management. Member of the Advisory Board for the Bureau of National Affairs, Inc.'s Housing and Development Reporter. Educational consultant to National Institute of Farm and Land Brokers and to National Association of Home Builders. Consultant to Division of Social Systems and Human Resources, National Science Foundation.

06213

Bruce R. Hanson

Position

in the Firm: General Manager, Chief Operating Officer. Extensive client contact. Supervises professional staff. Areas of specialization include: urban design and planning and economic and housing market analysis especially utilizing computer techniques.

Education:

Bachelor of Arts (1965) and Master of Architecture (1970), University of California, Los Angeles, California.

Fields of specialization: undergraduate major in environmental design. Master's major in urban design.

Previous Experience: Practical experience in heavy construction and engineering. Worked for Walt Disney Enterprises, developing operational concepts for the City of the Future model and the Disney World recreational development, in Florida. Engineer with Morrison-Knudsen Company estimating and preparing bids and later administering, scheduling and coordinating contract required materials of subcontracts for the San Francisco Bay Area Rapid Transit District project. Employed by the Federal Home Loan Bank Board to organize, develop and construct a system for local housing market analysis.

Selected

Publications: Articles

Hanson, Bruce, "San Francisco Subway Tunnel Bore," Em-Kayn, March 1968.

Hanson, Bruce, "Pacific Air and Truck Traffic, May 1968.

Hanson, Bruce et al, "Urban Design Program at U.C.L.A.," Scenario II, June 1969.

Hanson, Bruce, "Issues in Determining Impacts of Industrialized Housing," Federal Home Loan Bank Board Journal, April 1971.

Hanson, Bruce, "Single Family Construction: A Reversal of Its Downward Trend," Federal Home Bank Board Journal, August 1971.

06214

Harold L. Himmelstein

Position
in the Firm: Research Associate

Areas of Specialization: Environmental analysis with emphasis on sewer, water and air pollution problems affecting growth and quality of life as it affects real estate development. Liaison with local government administrators to determine political and governmental attitudes, programs and aims which affect real estate development. Analysis of local governmental operations affecting growth patterns and development opportunities. Analysis of social and environmental affects of real estate decision making.

Education: Bachelor of Arts (1968) and Master of Arts (1972),
University of Kansas, Lawrence, Kansas.

Fields of Specialization: Undergraduate major in history and American Government. Graduate major in mass communication with emphasis on the radio and television media.

Previous
Experience: Acting Director, Training Branch, U. S. Postal Service, St. Louis, Missouri Regional Office. Also, Assistant Public Information Officer, U.S. Postal Service, St. Louis, Missouri Regional Office.

Instructor in the Department of Speech and Drama, Division of Radio-Television-Film, University of Kansas.

Research Associate, Homer Hoyt Institute, Environmental Protection Agency, Summer Fellows Program, 1972.

06215

Kenneth C. Allen

Position in
the Firm:

Research Associate

Areas of Specialization include extensive client and local government contact, financial and joint venture packaging analyses for builders or investors after determining optimal use and processing for development. Liaison with local government legislators. Analysis of technical impact of proposed local land use legislation on developer sector.

Education:

Bachelor of Arts (1960), Wesleyan University, Middletown, Connecticut and Bachelor of Laws (1963), University of Virginia, Charlottesville, Virginia.

Fields of Specialization: Undergraduate major in English. Graduate major in law.

Previous

Experience:

Staff Director of the Montgomery County Development Advisory Board and Assistant to the President of Carl M. Freeman Associates, In., a real estate development firm.

Marketing Director of the National Concrete Masonry Association developing programs to assist members in selling to different structure markets.

Assistant Labor Law Editor with Commerce Clearing House, Inc.

Naval legal officer, operations officer and intelligence officer.

06216

Deborah L. Sisco

Position
in the Firm

Manager of Data Plant and other Economic
Statistics

Areas of Specialization: Organization and
management of data. Coordination of
information and production of economic,
market and geographic locator output.
Specific responsibility for analysis of
changing economic environment. Office
administrator involved with planning and
budgeting. Responsible for contracts and
corporate records.

Education

Bachelor of Arts (1971), Marietta College,
Marietta, Ohio.

Fields of Specialization: Undergraduate
major in economics, minor in business
administration. Courses included money
and banking, accounting and statistics.
Dean's List. Officer of honorary economics
and business and journalism societies.

Previous
Experience

Office manager, Hunterdon Concrete Company,
Flemington, New Jersey. Handled all office-
related activities, including bookkeeping,
and assisted with credit and collections.
Supervised deliveries and other aspects of
Customer Service.

06217

June 31,

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TO : James M. Wilson,
FROM : A. de Graffenried, OMSN
SUBJECT : Summary, US-MPSC lawyers Meetings

US-MPSC drafting Committee

The drafting committee has reached the following agreements :

Marianas Constitution.

- Consistency with status agreement. Resolved. Marianas Constitution will be consistent with the status agreement and applicable federal laws. US adopted MPSC section 204 (b) provided the word "other" before "respects" was deleted.
- Judicial Review. Resolved. US Courts to review and determine whether the Constitution and its amendments are consistent with the status agreement, US Constitution, and applicable federal laws.
- call of the Convention. Unresolved. MPSC desires convention to be called prior to US approval of status agreement to shorten the time span before Marianas enjoys rights of self-government. US version calls Convention after approval of status agreement by the US Congress.
- approval of the Constitution. Unresolved. MPSC prefers no USC involvement but only US Executive action. US notes requirement for a USC role in review process. MPSC to submit a new draft to US.
- Establishing functions of Executive, Legislative, Judiciary. Partially resolved.
 - Executive. Unresolved. Requirement for Marianas executive to execute the laws of the GOM and US applicable to Marianas (last sentence of US draft section 307) may be eliminated.
 - Legislative authority. Unresolved. MPSC prefers to avoid use of the terms of art : "...power will extend to all subjects of local application..." to avoid narrow legal interpretations of legislative authority in Virgin Islands which uses this phrase; MPSC feels Marianas Constitution and not status agreement should establish extent of legislative authority. US prefers to address this in the status agreement as contained in US draft.

06-416586

Legislative Composition. Unresolved. MPSC notes that by applying the 14th. Amendment, that the local legislature must be fully representational according to a population census per the 1 man 1 vote rule; MPSC prefers to adopt a bicameral system with one house composed of equal representation based on an island membership so as to avoid local frictions and insure a more balanced viewpoint in local matters; the MPSC notes that the US Senate has such a basis and questions why it cannot. US feels that this matter is of merit but feels that it should be addressed in the sections outlining the functions of the legislature and not make a specific exemption to the 14th. Amendment as proposed by the MPSC.

-- Judicial authority. Unresolved. MPSC prefers to address in the local constitution. US prefers to incorporate a section into the status agreement.

Washington Representation. Unresolved. MPSC desires provision in the status agreement; US does not. MPSC proffered suggestion that we extend the authority of Guam's representative to include the N. Marianas.

Oath of Office. Unresolved. MPSC desires to include the requirement that the local official support the laws of the Commonwealth. US feels that there is some differences in approaches.

Approval of the Status Agreement.

- Vote tabulation. Unresolved. Issue is whether to count only the affirmative and negative votes. MPSC is to restudy the TTPI election laws to resolve how to handle mutilated and voided ballots (void or not?)
- Election districts. Resolved. Election districts as constituted at the time of the election will be used (MPSC preference).
- Certification of results. Resolved. US primacy in the plebiscite recognized. MPSC prefers HICOM certify; US prefers Secretary of the Interior.

06-418587

Applicable Provisions of the US Constitution.

- Article I, Section 9, Clause 2 - Apply to Marianas
- 3 - Apply to Marianas
- 4 - Not Apply
- 5 - Apply, but MPSC to study
- 6 - Apply, but MPSC to study
- 7 - Not Apply
- 8 - Not Apply

- Article I, Section 10, Clause 1 - Apply
- 2 - Not Apply, but address subject elsewhere in agreement.
 - 3 - Apply; MPSC would like specific provision for MPSC membership in regional organizations

Article IV, Section 1 - Apply as in MPSC draft, a special exception re: alienation of land will be addressed elsewhere

Land Alienation. Unresolved. MPSC prefers to address this matter in the Constitution; believes that US is being paternalistic by dictating this matter. MPSC does not fully understand whether the provisions apply only to public or also include private lands. The former will be addressed in the creation of the public land corporation; the latter will, or should, be addressed either in the local constitution or by local legislation. US notes that USC prefers MPSC adopt specific provision in the status agreement to regulate the alienation of local lands and promote the holdings of land in those of Marianas ancestry.

✓ Article IV, Section 2, clause 2 - Apply ✓

Article VI - Unresolved. MPSC wishes to avoid the possibility that all provisions of the Constitution might be applicable by interpretation of the 'supremacy' clause, but does accept principle of US supremacy clause. US wishes to avoid any inference that status agreement is the controlling document in the status relationship so that US sovereignty will not be impeded; therefore desires clear expression that Commonwealth is under US sovereignty.

Amendments 1 - 4 - Apply

06-416598

Amendment 5 - Unresolved. MPSC believes that (1) recent Guam decision frees local government from requirement of indictment by grand jury, but only binds the federal government in cases arising locally; (2) that GOM should have the right on whether the US should be bound by the 5th. Amendment requirements for indictment by grand jury in cases arising in the Marianas. US notes that Mink Amendment extends the amendment to all the other territories except the Virgin Islands.

Amendments 6 & 7 - Unresolved. Need to determine desires of local residents. MPSC desires further time to consult with clients.

Amendments 8 & 9 - Will apply to the Marianas

Amendment 13 - Will apply to the Marianas.

Amendment 14, Section 1, Sentences 1 & 2 - Apply

Amendment 14, Section 5 - Unresolved. MPSC feels there is no need to empower the USC to enforce the application of this amendment.

Amendments 15 & 19 - Apply

Amendment 26 - Apply, but study enforcement provision.

Amendment 27 - Apply if later adopted by the States; further study by MPSC desired.

Interim Applicability of US laws. Unresolved. MPSC desires a US commitment for early application of this formula especially as to obtain full benefits of US grant programs. US notes the problem of evidencing US sovereignty prior to termination of trusteeship and issues of timing respecting the interim separate administration, establishing Commonwealth government, and USC feelings. US to study further.