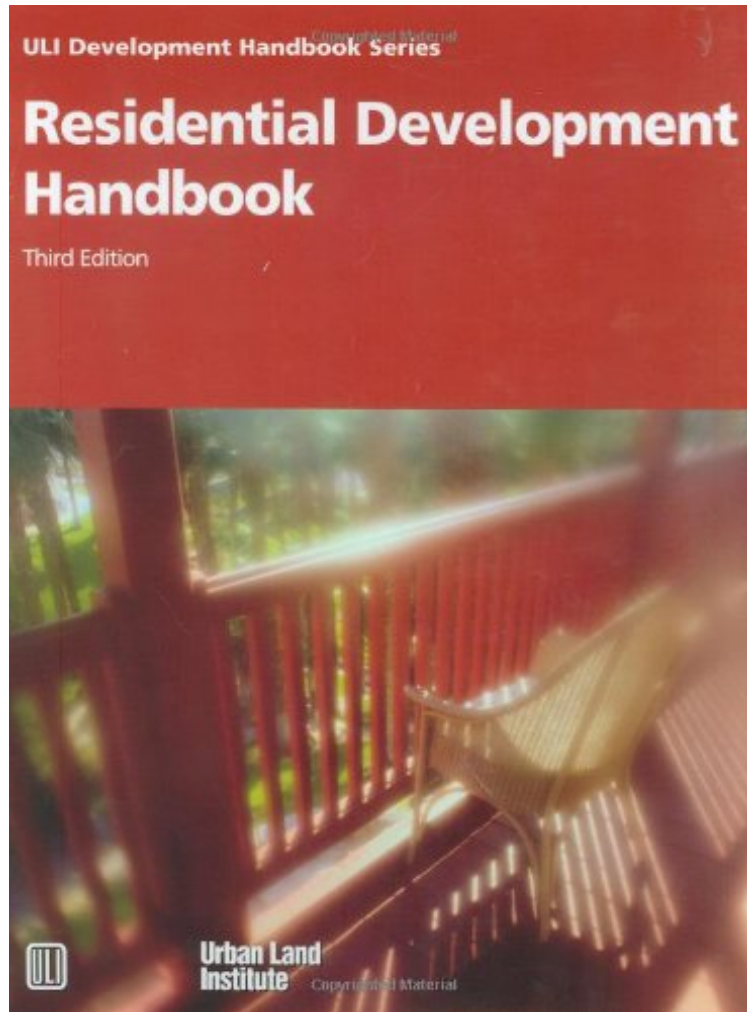


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About the Author Adrienne Schmitz is a director at the Urban Land Institute, the world's leading real estate and land use education and research institute. She lives in Washington DC.