

Casius Pealer

8 Neron Place, New Orleans, LA 70130
casius@oystertree.org
(cell) 202-288-5927

Summary of Qualifications

- *Trained as an architect and attorney*
- *18 years of experience in affordable housing, community development, and sustainable design*
- *Expertise in housing finance, corporate law, HUD regulations, green building, and public policy*
- *Authored numerous professional articles in national law, architecture, and housing publications*
- *A regular invited speaker at industry conferences*

Professional Experience

Coats | Rose Of Counsel

January 2014 – present (part-time)
New Orleans, LA

Mr. Pealer is Of Counsel in the Real Estate Section of the Firm practicing in the areas of affordable housing and sustainable development, including general tax and corporate matters, federal and state tax credits, and mixed-finance development. Clients include private and nonprofit developers, public agencies, lenders and investors in affordable housing and economic revitalization transactions.

Tulane University School of Architecture Director, Sustainable Real Estate Development

June 2013 – present (part-time)
New Orleans, LA

- Professor of Practice & Director of the University's graduate program in Sustainable Real Estate Development. The MSRED program is a one-year Master's degree program teaching core real estate finance skills and sustainable design. Responsible for program direction, budgeting, faculty hiring, student recruitment, alumni relations, and teaching the capstone Directed Research course.
- Served as Director of the University's Social Innovation & Social Entrepreneurship (SISE) program, August 2013-July 2014. SISE is a University-wide undergraduate minor with 85 students enrolled as of Spring 2014; also an umbrella for other social innovation programs at Tulane, including Tulane's participation as one of 22 Ashoka U Changemaker Campuses.

Oystertree Consulting, L3C Principal

December 2010 – present (part-time)
New Orleans, LA

Oystertree provides professional advice to a variety of clients on affordable housing and community development. Established and maintain the company as well as providing direct services to clients including financing, development, training and education, and policy development and research. Work focuses on public housing authorities and emphasizes green building and sustainability as a means of reducing lifecycle costs and maintaining long-term affordability. Major clients include: the U.S. Department of Housing and Urban Development (Washington, DC), the Philadelphia Housing Authority (Philadelphia, PA), TexEnergy Solutions (Dallas, TX), the Housing Authority Insurance Group (Cheshire, CT), and Recap Real Estate Advisors (Boston, MA). Oystertree is also a technical assistance provider for both HUD and for Enterprise Community Partners.

Key Accomplishments:

- Completed a national LIHTC green building survey for Enterprise Community Partners.
- Developed five days of green building training for the U.S. Department of Housing and Urban Development (HUD), delivered to over 3,000 HUD grantees at HUD Field Offices nationally.
- Completed an agency-wide sustainability assessment for the Philadelphia Housing Authority, including an 86-page report resulting in a board-level sustainability policy and specific recommendations for future action.

**U.S. Green Building Council
Director, Affordable Housing Initiative**

April 2009 – August 2010
Washington, DC

Established the USGBC Affordable Housing Initiative, including by conducting internal research, identifying industry partners, and developing and implementing a strategic plan. Analyzed and lobbied for legislative and regulatory changes supporting increased environmental health and energy efficiency measures at the federal, state and local levels. Developed educational and training materials for nonprofit and for-profit developers of green affordable housing, and provided advice to USGBC technical development staff on the LEED for Homes and LEED ND rating standards.

Key Accomplishments:

- Planned and implemented the USGBC Affordable Housing Summit, a two-day educational event with panel discussions, design charrettes, and green building tours, in conjunction with Greenbuild in Phoenix, AZ (2009) and Chicago, IL (2010).
- Developed an educational webinar series on improving existing multifamily housing, with over 1,000 participants.
- Established a Public Housing Authority Sustainability Network to provide ongoing education and advocacy on green building issues to over 60 public housing authorities nationwide.
- Increased the share of affordable LEED for Homes projects from 39% to over 50%.

**District of Columbia Housing Authority
Assistant General Counsel (Real Estate)**

April 2008 – April 2009
Washington, DC

Provided legal advice and counsel on a wide range of issues including real estate law, zoning and building code compliance, HUD regulations, administrative law, contracts and procurement. Monitored and commented on relevant legislative actions by the DC City Council, HUD and Congress. Closed two transactions resulting in over 250 units of mixed-income housing, with a total budget of \$62 million from multiple federal and District funding sources.

Key Accomplishments:

- Drafted contracts and negotiated documents for 178-unit, \$42 million project, including tax credit equity, bond proceeds, local agency loans, and proceeds from a transfer of development rights.
- Drafted energy services contract for \$26 million in improvements across the agency's portfolio.
- Represented the Authority on the Mayor's Green Building Advisory Council charged with implementing the Green Building Act of 2006.

**Reno & Cavanaugh, PLLC
Associate**

September 2005 – March 2008
Washington, DC

Counseled public agencies nationally on a variety housing and community redevelopment issues, especially regarding housing finance and regulatory compliance. Drafted and negotiated legal documents for complex multi-party real estate transactions and managed the HUD approval process for the overall transactions.

Key Accomplishments:

- Closed eight mixed-finance transactions resulting in over 600 units of housing and a total budget of \$300 million from multiple federal, state and local funding sources.
- Drafted Section 200 of the Gulf Coast Hurricane Housing Recovery Act of 2007, introduced by Rep. Waters (D-CA) and passed in the U.S. House of Representatives on March 21, 2007 (305-125).
- Served as a reviewer for the U.S. Department of Treasury New Markets Tax Credit program (2007 and 2008)

**ArchVoices
Co-Founder and President**

June 1999 – September 2005
Web-based

Coordinated strategic planning, policy analysis, organizational development, and fundraising for nonprofit organization focusing on architectural education and practice. Structured and led various workshops and conferences, wrote opinion pieces in regional and national publications, managed volunteer activities, and maintained relationships with donors.

Key Accomplishments:

- Edited 250 issues of ArchVoices newsletter, distributed weekly to over 15,000 subscribers.
- Increased fundraising each year, raising \$200,000 over four years (10% from individuals, 25% from foundation grants, and 65% from private corporations and associations).
- Co-authored two national surveys of architecture graduates, published by the AIA (2003, 2005)

Other design and community development experience:

- Mayors' Institute on City Design, Research Fellow (Washington, DC)
- U.S. Peace Corps, Community Development Volunteer (St. Vincent & the Grenadines, West Indies)
- Tulane Regional Urban Design Center, Special Projects Director (New Orleans, LA)
- American Architectural Foundation (AAF), Field Correspondent (New Orleans, LA)

Education

University of Michigan Law School - Ann Arbor, MI
Juris Doctor, *cum laude* (2005)

Tulane University School of Architecture - New Orleans, LA
Master of Architecture and Bachelor of Architecture, *second major in Philosophy* (1996)

Professional Certifications

- Louisiana Emergency Medical Services Commission, EMT-Basic (2014)
- USGBC, LEED Faculty (2011)
- Abu Dhabi Urban Planning Council, Estidama Pearl Qualified Professional (2011)
- USGBC, LEED Accredited Professional (2007)
- Admitted to the District of Columbia Bar (2006) and the New York State Bar (2006)

Teaching Experience

Tulane University, School of Architecture

- SRED 6020: Directed Research (Spring 2012, 2013, 2014 and 2015)
- SRED 6400: Field Study (Summer 2011, 2012, 2013, 2014 and 2015)
- APFC 4400: Leadership, Public Policy and the Built Environment (Fall 2013)

Howard University, College of Engineering, Architecture & Computer Sciences

- Arch 650: Urban Housing Seminar (Fall 2008, Fall 2009)

Professional Training Experience

U.S. Green Building Council, LEED Faculty

- *Approved to teach LEED 201: Core Concepts and Strategies; and HOMES 301: Implementing the LEED for Homes Rating System*

U.S. Department of Housing and Urban Development, HUD Green Academy

- *Approved to teach Introduction to Green Building for Affordable Housing; Executive Decision-Making in Green Building; Best Practices in Operations & Maintenance; Financing Green Building; and Energy Performance Contracting for Small Public Housing Authorities*

Professional Service

USGBC Louisiana, Board Member (2016-2018)
Open Architecture Collaborative, Board Member (2016-2017)
Urban Land Institute (ULI) Louisiana, Advisory Board Member (2015-2016)
USGBC Louisiana, Benchmarking Working Group, Chair (2015-2016)
City of New Orleans, EMS-VIGOR (2015-present)
Greater New Orleans Housing Alliance (GNOHA), HousingNOLA Policy Committee (2014-2015)
Rebuilding Together New Orleans, Steering Committee Member (2011-2015)
U.S. Green Building Council, Affordable Homes and Sustainable Communities Advisory Group (2014)
USGBC Louisiana, Greenbuild 2014 Host Committee (2013-2014)
AIA Housing Knowledge Community, Advisory Group (2008-2014), Chair (2010-2011)
Tulane School of Architecture, Dean's Advisory Council (2005-2014)
AIA Presidential Awards Task Force, Knowledge Community Representative (2011-2013)
ASU Stardust Center for Affordable Housing and the Family, Advisory Board Member (2010-2012)
AAF Sustainable Cities Design Academy, Design Expert (2012)
U.S. Green Building Council, Affordable Green Neighborhoods Awards Committee (2010, 2012)
Association for Community Design, Board Member (2007-2011), President (2009-2010)
District of Columbia Habitat for Humanity, Board Member (2009-2010)
District of Columbia Housing Production Trust Fund, Mayoral Appointee to Advisory Board (2010)
Building Futures, Board Member (2007-2009)
Design Corps, Board Member (2006-2009)
U.S. Department of Treasury, New Markets Tax Credit Application Reviewer (2007 and 2008)
NAAB Accreditation Team Member (host school observer), Tulane University (2008)
University of Texas-Arlington School of Design, Dean's Advisory Council (2004-2007)
ArchVoices, Co-Founder, Board Member (1999-2006) and President (2002-2004)
NAAB Accreditation Team Member, Southern Polytechnic Institute (2005)
NAAB Accreditation Team Member, Drury College (2004)
University of Michigan Law School, Student Representative to the ABA (2002-2003)
ACSA Board of Directors, Student Representative (1996-1997)
AIAS Board of Directors, Vice President (1996-1997)
AIA/NCARB IDP Coordinating Committee (1996-1997)
AIAS Governance Committee (1996-1997)
NAAB Accreditation Team Member, Pratt Institute (1997)
AIAS Council of Presidents (1994-1996)
Tulane School of Architecture, AIAS Chapter President (1994-1996)
NAAB Accreditation Team Member, Cooper Union (1996)
AIA New Orleans Board of Directors, ex officio member (1995-1996)
Tulane School of Architecture, Curriculum Committee (1994-1995)
Tulane University, Associated Student Body Senator (1993-1994)
Tulane School of Architecture, Committee on Educational Policy (1992-1993)

Publications

"The International Green Construction Code: Coming Soon to a City Near You" (co-author with Tamara Lindsay), *ABA Forum on Construction Law - Energy and Environment Newsletter*, Winter 2015

"The State of Transit in New Orleans," *Rooflines: The Shelterforce Blog*, August 24, 2015

"Let's Go Further: Answering NCARB's Call to Action" (co-author with John Cary), *Architect Magazine*, July 2015

"Staying Current and Healthy with Efficient Building Practices," *Rooflines: The Shelterforce Blog*, April 20, 2015

"The Measures of 'Safe and Decent' Housing," *Rooflines: The Shelterforce Blog*, March 10, 2015

Green Policies Build Green Homes, published by Enterprise Community Partners, March 2015

"Sustainable Option," *Contractors Magazine (Oman)*, July 2013

"A Confederacy of Doers," *Metropolis Magazine*, July 2012

"The Future of Affordable Housing: Green Building," *ABA Legal Guide to Affordable Housing*, May 2011

"Building a Sustainable Future," *Dossier-Construction (Oman)*, July 2011

"More Focus Needed on Data Collection," *Affordable Housing Finance Magazine*, June 2010

"Response to, Is Modern Architecture to Blame?" *Crit Magazine*, Spring 2009

"Legislating Green Communities," *GreenSource*, January 2009

"Professionalizing Pro Bono Practice," *Architectural Record*, October 2008

"Federal Court Clarifies Statute of Limitations for Fair Housing Claims Based on Faulty Design and Construction," *AIA Housing Newsletter*, September 2008

"Licensure and Time," *Architecture California*, January 2008

"Professional Liability Insurance: When to Get Serious," *Architectural Record*, December 2007

"Nonprofit Work Experience," *Architectural Record*, August 2007

"The Word Architect: A Question of Title," *Architectural Record*, November 2006

"Protest: Seven States Empower Interns to Complete the ARE Concurrent With IDP. It's Time the Other 43 Do the Same" (co-author with John Cary), *Architecture Magazine*, January 2006

"The Use of Letters of Credit in Lieu of Surety Bonds on Public and Affordable Housing Projects," *ABA Journal on Affordable Housing and Community Development Law*, Spring 2006

"Continuing the Conversation with Policy Makers: A Review of the Brookings Institution Report on HOPE VI" (co-author with Megan Glasheen), *ABA Journal on Affordable Housing and Community Development Law*, Fall 2005

Co-authored over 250 issues of *ArchVoices*, a weekly email newsletter on the future of the architecture profession, with over 15,000 subscribers (1999-2005)

"2005 Internship and Career Survey" (multiple co-authors), published by AIA, ArchVoices and NCARB, 2005

"Further Research on Newly-Licensed Architects," *AIArchitect*, September 2004

"How to Make Education and Graduates Relevant," *Design Intelligence*, November 2004

"Believe in the Future" (co-author with John Cary), *AIA Journal of Architecture*, September 2003

"2003 Internship and Career Survey" (multiple co-authors), published by AIA and ArchVoices, 2003

"The 'Real' World," *Crit Magazine*, Spring 2002

"The Importance of Architecture to Non-Architects," *Architecture California*, January 2002

"What Makes a Livable Community Livable?" *AIArchitect*, February 2001

"Report From the Caribbean: Shedding Light on Banana Sheds," *AIArchitect*, November 1999

"Jail Innovations for the Third Millennium," AIA Committee on Architecture for Justice, 1997

"The Emerald City," *AIArchitect*, June 1997 (republished in ArchVoices, September 2005)

Illustrator, *Color and Learn Guides: "Birds of North America," "Dinosaurs," and "World War II Airplanes,"* 1993

Presentations

American Bar Association, Forum on Affordable Housing and Community Development Law Annual Meeting – "Picking up the PACE on Green Multifamily Finance" – Washington, DC – May 26, 2016

New Orleans ABA, Construction Law Committee Panel Discussion – "Green Building: What Attorneys Need to Know and Why" – New Orleans, LA – April 6, 2016

CID/NOMAR/CCIM 5th Annual Economic & Real Estate Forecast – "The Changing Shape of Real Estate: From Millennials to Baby Boomers & the Impact on Development and Sustainable Communities" – New Orleans, LA – October 2015

Brasil Green Building Council (Brasil GBC) Greenbuilding Brasil – "Social and Environmental Resiliency: Lessons from Three Cities" – Sao Paulo, Brazil – August 2015

American Institute of Architects (AIA) Pre-Convention Workshop – "Housing Finance" – Atlanta, GA – May 2015

Enterprise Community Partners – "Green Policies Build Green Homes" – webinar – March 2015

U.S. Green Building Council (USGBC) Greenbuild International Conference and Expo – "Cultural Infrastructure Restoration: A Catalyst for Sustainability" – New Orleans, LA – October 2014

American Institute of Architects (AIA) Pre-Convention Workshop – "Affordable Housing Finance" – Chicago, IL – June 2014

Ashoka U Exchange – "Curricular and Cultural Change" – Providence, RI – February 2014

Ashoka U Exchange – "Competencies and Assessment of Social Innovators" – Providence, RI – February 2014

American Association of Colleges & Universities (AAC&U) Annual Meeting – "Learning Outcomes Assessment for Social Entrepreneurship Programs" – Washington, DC – January 2014

American Institute of Architects (AIA) Pre-Convention Workshop – "Leadership in Housing: Creative Strategies for Healthy Neighborhoods" – Denver, CO – June 2013

HUD Region IV Energy Conference – "The Future of Energy Conservation for Public Housing Authorities" – Panama City, FL – May 2013

Public Interest Design Week – "Affordable Housing Finance Workshop" – Minneapolis, MN – March 2013

Tulane University Environmental Law Summit – "Informal and Low-Income Housing and its Effect on the Environment" – New Orleans, LA – February 2013

Ballard Spahr, LLP – "The Latest in Housing Authority Energy Finance" – webinar – June 2012.

American Institute of Architects (AIA) Pre-Convention Workshop – "Form and Function: Design Innovation in Multifamily Housing" – Washington, DC – June 2012

U.S. Green Building Council (USGBC) webinar – "Contract Strategies for LEED Projects: Managing Risks and Liability" – web-based – April 2012

U.S. Department of Housing and Urban Development (HUD) Intelligent Investments for Public Housing – "How to Integrate Sustainable Practices Throughout Your Agency" – Boston, MA – July 2011

Affordable Housing Development Summit, Oman – “Green Building Techniques in Hot and Dry Climates” – Muscat, Oman – June 2011

ABA Annual Conference on Affordable Housing and Community Development Law, “Asset Management Issues in Green Projects” – Washington, DC – May 2011

American Institute of Architects (AIA) Annual Convention – “Affordably Green” – New Orleans, LA - May 2011

American Institute of Architects (AIA) Annual Convention – “Sustainable Real Estate Development” – New Orleans, LA - May 2011

American Institute of Architects (AIA) Annual Convention – “Alternative Careers” – New Orleans, LA - May 2011

American Institute of Architects (AIA) Pre-Convention Workshop – “Evolutionary or Revolutionary? The Recovery of Post-Katrina Neighborhoods” – New Orleans, LA – May 2011

Institute for Professional and Executive Development (IPED) Renewable Energy for Housing and Community Development - “Renewable Energy in Existing Projects” – Tampa, FL – March 2011

U.S. Green Building Council (USGBC) Greenbuild International Conference and Expo - “Public Housing Authorities as Sustainable Building Innovators” - Chicago, IL - November 2010

National Association of Housing and Redevelopment Officials (NAHRO) Annual Conference - “Green ROI” - Reno, NV - November 2010

Institute for Professional and Executive Development (IPED) Green Homes and Sustainable Communities Conference - “Public Policy Update” - Washington, DC – July 2010

National Council of State Housing Agencies (NCSHA) Housing Credit Conference - “Growing Green Building” - Chicago, IL - June 2010

Housing Assistance Council (HAC) Legislative Conference: Building Green in Rural America - “Green and Sustainable Housing in Rural Areas” – Washington, DC – June 2010

National Low Income Housing Coalition (NLIHC) Housing Policy Conference – “Opportunities in Green Building and Climate Legislation” – Washington, DC - April 2010

American Institute of Architects (AIA) Annual Convention – “Affordably Green” - Miami, FL - June 2010

United Nations (UN) World Urban Forum V - “Dialogue 6: Promoting Inclusive and Environmentally Sustainable Cities” - Rio de Janeiro, Brazil - March 2010

United Nations (UN) World Urban Forum V - “Business Caucus: Green Standards and Clean Mechanisms for Better Cities” - Rio de Janeiro, Brazil - March 2010

Local Initiatives Support Corporation (LISC) Greening the Multifamily Housing Stock Conference – “Financing Green Improvements to Public Housing” – Oakland, CA – January 2010

U.S. Department of Housing and Urban Development (HUD) HOPE VI Green Building and Energy Conference – “Green Affordable Housing” – Washington, DC – June 2009

AIA Housing Committee Annual Conference – “HOPE VI Legislative Update” – Phoenix, AZ – October 2008

Florida Association of Housing and Redevelopment Officials (FAHRO) Annual Conference – “Green Affordable Housing” – Sanibel Island, FL – August 2007

National Association of Housing and Redevelopment Officials (NAHRO) Summer Conference – “Green Affordable Housing” – Chicago, IL – July 2007

Planners' Network Annual Conference – “Building a Progressive Design Network” – New Orleans, LA – June 2007

Structures for Inclusion – “Starting and Maintaining an Inclusive Practice” – San Francisco, CA – March 2006

Virginia Association of Housing and Community Development Officials (VAHCDO) Annual Meeting – “HUD, Hurricane Katrina and the Wild Tchoupitoulas” – Richmond, VA – December 2005

Boston Society of Architects BuildBoston – “Pause, Rewind” Symposium – Boston, MA – November 2003

AIA Minnesota State Convention – “Not Your Father’s AIA” – Minneapolis, MN – November 2004

AIA Austin Annual Meeting – “Keynote Address” – Austin, TX – November 2004

AIA Tennessee Annual Meeting – “Keynote Address” – Nashville, TN – August 2004

University of Texas-Arlington School of Design Graduation Ceremony – “Commencement Address” – Arlington, TX – May 2004

Boston Society of Architects Fellows Dinner – “Keynote Address” – Boston, MA – April 2004

Boston Society of Architects BuildBoston – “Fast Forward” Symposium – Boston, MA – November 2003

Tulane University Harrison Symposium – “The Architect as Civic Leader” – New Orleans, LA – October 1998

American Institute of Architects (AIA) Annual Convention – “Why Interns are Important in Professional Practice” – San Francisco, CA – May 1998

Tulane School of Architecture Lecture Series – “The American Prison” – New Orleans, LA – February 1996