

After retiring in 2020, Economist Dr. James Gaines rejoined the staff in 2021. His new role is a slimmed down version of his position as chief economist, which he held for five years. Gaines continues making presentations, reviewing manuscripts, and giving media interviews.

Hired as an economist in 2005, Gaines was named chief economist in 2015.

During his 15 years at the Center, Gaines has specialized in housing and land development issues. He is author of more than 50 Center reports and articles and is the organization's principal speaker.

Previously, Gaines spent 16 years with KPMG and Arthur Andersen providing real estate consulting services. He also served five years as president of the Rice Center, an urban research center affiliated with Rice University.

His decades of experience included a broad array of professional activities, primarily in real estate research and education, urban economics, land-use analysis and development, and project risk assessment. Gaines has worked extensively with major corporations, developers, investors, financial institutions, and government agencies across the country.

In 2019, Gaines was part of the Texas Realtors delegation representing the United States at the MIPIM 30th Engaging the Future conference in Cannes, France.

Gaines started his professional career as an assistant professor of finance and real estate at Kent State University and later was an associate professor of real estate and finance at the University of South Carolina, where he taught undergraduate and graduate-level real estate courses.

Gaines has more than 35 years experience in a broad array of professional activities, primarily in real estate research and education, urban economics, land use analysis and development and project risk assessment. He has worked extensively with major corporations, developers, investors, financial institutions and government agencies across the country. His assignments have involved all aspects of real estate analysis, including modeling market potential and economic capabilities, investment and/or development project risk assessments, identifying alternative land uses, financial and valuation issues, site development and construction risks and opportunities, and strategic corporate real estate planning. In addition to his consulting background, Gaines has been an active real estate educator, not only at the university level, but also for professional programs in real estate appraisal, GRI, CCIM and other training courses. Gaines authored numerous professional papers, articles, monographs and technical reports covering a wide array of real estate topics and analyses.

#### Education

B.B.A., Real Estate, University of Georgia

M.A., Real Estate, University of Georgia

Ph. D., Real Estate and Finance, University of Georgia