

Technical Proposal

Advancing Social Equity in Regional Transportation Planning: Minimizing the Risk of Displacement with Transit Oriented Development

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Abstract

The purpose of this research project is to (1) conduct exploratory research in order to develop and refine a methodology that better understands the risk of displacement of certain communities (sometimes called gentrification) associated with transit oriented development (TOD) in California through examination of the interaction between transit and other investment into a given TOD site, market dynamics, and laws and policies impacting the provision of affordable housing in that site; and (2) to extrapolate local law, policy and planning recommendations that would reduce the risk of displacement. This project will involve eight (8) tasks:

1. Complete a literature review on the risk of displacement due to TOD;
2. Finalize the selection of case study sites;
3. Conduct a quantitative and qualitative study of the laws and policies of the selected TOD site jurisdictions impacting land use, development, and affordable housing;
4. Conduct a quantitative study of major public, private and non-profit investment into each site;
5. Create a neighborhood change and displacement index for the sites selected;
6. Merge law & policy, investment flow studies with the neighborhood change index and extrapolate analysis of relationship between TOD and possible displacement;
7. Write a report documenting the literature review and research project with recommendations to avoid potential displacement;
8. Administration and project coordination.

The Technical Plan details each task, including the data collection and analytical methods to be used where applicable.

The following section on Related Research Conducted by Others provides references and descriptions of current and previous research conducted by others on TOD and the risk of displacement or related topics. We found no research conducted to date that examines the relationship between law, land use and housing policy, market dynamics and potential displacement in the context of TOD.

The Proposed Project Schedule and Project Management Plan provide the work schedule for the 18-month span of this project and the general division of responsibilities of the research team. The proposed research will be carried out by the Center for Resource Efficient Communities (CREC), a research center within the College of Environmental Design at UC Berkeley that focuses on creating research tools to help local planners, developers and policy makers meet California's energy- and resource-efficiency goals while addressing social and equity concerns, in collaboration with Professor Malo Hutson in the Department of City and Regional Planning. CREC will draw from expertise in the fields of planning, energy policy, sustainable building, community and economic development, local government, environmental and affordable housing law. The Appendices contain curriculum vitae, resumes, budget information and references.

INTRODUCTION

California's Sustainable Communities and Climate Protection Act of 2008, referred to locally as SB 375, demands that California's 18 metropolitan planning organizations develop a sustainable communities strategy that integrates land use, housing, and transportation planning to reduce greenhouse gas emissions—ideally leading to increased compact, walkable development near transit and employment opportunities with sizable reductions in vehicle miles traveled. The creation of urban compact, mixed-use, pedestrian-oriented communities located around new or existing public transit stations, or Transit Oriented Development (TOD), is a critical component of the State of California's plan to reduce greenhouse gas emissions in California. What requires further examination is whether law, policy and public investment promoting TOD directly, indirectly or inadvertently, impacts the availability of affordable housing thus creating a displacement event within cities near transit nodes.

Prior research across multiple disciplines suggests that transit rich neighborhoods are “particularly susceptible” to the type of neighborhood change that can lead to displacement, sometimes referred to as “gentrification.”¹ We also know that if a transit rich neighborhood becomes more expensive to live in, that factor may negatively impact vulnerable populations such as the poor. We also know that the post-war decline in the urban core has, since the 1980s and increasingly since the 1990s, been followed by a “rediscovery of the city by middle and upper class households.”² We know that this reinvestment in the urban core has resulted in improved amenities, an improved tax base, and an increase in public services to formerly blighted areas.² This trend is likely to continue and it applies added pressure on poor and working class residents' ability to remain in place.²

Recent census and survey data shows that where poor people live has also changed over the course of the past two decades: poverty is increasing at an alarming rate in the suburbs.³ Suburbs are now “home to 1.9 million poor people than their primary cities.”⁴ We do not yet know whether these demographic changes are due to displacement. We do know, however, that the suburban areas that are seeing an increase in poverty are not historically (or presently) equipped with the same basic social support programs typically associated with distressed urban cores.^{3,5} While the full impact of this reality cannot yet be measured, we can guess that it does not bode well for vulnerable populations.⁶

There is, however, little research on the relationship between transit investment (as well as laws and policies promoting TOD) and displacement. Those that drafted SB 375 attempted to integrate affordable housing protection measures into the law to address the risk of displacement. But assuming such development occurs, how effective will these measures be? And what is the risk of displacement of vulnerable communities already living in areas that are undergoing substantial TOD?

Prior research tell us that generally the process of neighborhood change that can lead to displacement is driven by several “exogenous forces” (such as the location's labor market, the market-value of property within the location, the availability of land for housing development, the level of construction activity and real estate investment into a location).^{4,2,7} But if the type of neighborhood change we are concerned with here can be considered an event that may displace people, it is an event that does not occur within a vacuum. It is a jurisdiction's political choices and law that often controls how

these same economic and market forces impact the availability of affordable housing.^{7,8} All levels of government enact and enforce laws that directly or indirectly protect, increase or inadvertently reduce, the volume of affordable housing and therefore have a significant impact on displacement.⁸ For example, local governments can and do create economic incentives to encourage the development of affordable housing, yet these same government entities may also incentivize commercial and market-rate housing development (often associated with urban revitalization) while unintentionally exacerbating the shortage of affordable housing stock in a particular area.⁸ States can mandate that local governments maintain a minimum volume of affordable housing stock but enforcement of such laws may depend on funding and politics.^{9,10} Congress can create and fund public housing programs.⁸ Likewise, courts can issue decisions that require a city to fulfill its obligations under affordable housing laws, or strike down a landlord's challenge to city rent control ordinance passed by the electorate.^{9,11} Cities and counties can implement land use laws that indirectly impact the provision of affordable housing in certain areas, such as zoning laws concerning density. Community members, municipal governments and private developers can enter into contractual arrangements to retain affordable housing when new housing is developed.¹² Finally, laws and policies that determine which public infrastructure projects will be built, which transportation networks will be developed and maintained, and the location and maintenance of public parks and government facilities, all influence where private entities choose to build and develop, which in turn impacts the volume and price of housing.⁸ It is therefore critical to examine the "exogenous [economic and market] forces" that may drive neighborhood change in relationship to the relevant jurisdiction's policies and law impacting the same area's affordable housing stock.

Understanding the relationship between transit investment and TOD, neighborhood change and the risk of displacement, therefore, requires analysis of the relationship between: (1) the transit investment into a given neighborhood and other public and private investment into that same area (or the attraction of other investment to already transit rich neighborhoods); (2) the neighborhood's property, housing values and rents; (3) the jurisdiction's land use, (former) redevelopment plans put in place (if any), affordable and market-rate housing policies and law; and (4) the demographics of the neighborhood prior to, during and after such investment has occurred and policies/laws have been put in place.

This project is unique in that it will cross multiple disciplines to fully observe the interaction of social, legal and market dynamics on potential displacement associated with TOD. This project will also employ developing and new methods of research. For example, observing neighborhood change by focusing on public and private investment flows into a neighborhood is a developing method of examining revitalization and the risk of displacement. Professor Hutson, however, is engaged in similar research in Alice Griffith and Hunters View in San Francisco. Professor Hutson and colleagues (Professors Karen Chappell and Jason Corburn) are examining neighborhood change in San Francisco through a focus on investment flows prior to and resulting from comprehensive community initiatives including HOPE VI, HOPE SF, and the Choice Neighborhoods program. The project that we are proposing here will benefit both from having access to private investment data already purchased for the San Francisco work, and from Professor Hutson's experience working with a developing methodology prior to the start date of this research. Likewise, we are proposing an entirely new

approach to examining the role of law and policy on affordable housing (and potential displacement).¹

OBJECTIVES

1. Conduct exploratory research in four (4) TOD sites to develop and refine a displacement assessment methodology that analyzes the risk of displacement associated with TOD by examining the interaction between TOD, market dynamics and government law and policies impacting affordable housing. This research will fill a gap in TOD and displacement research because it will account for investment in the area as well as existing laws and policies that impact affordable housing.
2. Extrapolate planning, law and policy recommendations from the exploratory research that can be used by other California jurisdictions to avoid potential displacement associated with TOD.
3. Develop a toolkit that provides appropriate methods for collecting data and for extrapolating analyses that can be replicated by any MPO attempting to predict displacement associated with TOD.

TECHNICAL PLAN

Task One: Literature Review

Complete displacement and gentrification literature review with particular focus on research exploring the relationship between TOD, land use policies, market conditions and potential displacement. (We expect to complete this task by June 2013.) Refine data set definitions, categories and measures as needed. **Key Personnel:** Moira O'Neill, JD and Erin Burg Hupp, JD, MCP

Task Two: Final Case-Study Sites Selection

Building on the literature review, prior research and professional expertise, select up to four case study TOD sites in two different jurisdictions. To best examine the risk of displacement due to TOD, these sites will need to have the following characteristics:

- transit rich,

¹ Two of the researchers (Ms. O'Neill and Ms. Burg Hupp), however, were already conducting a literature review on TOD and Displacement prior to drafting this proposal to develop an appropriate methodology for examining the relationship between law, TOD and affordable housing. Accordingly, we expect that the literature review will be complete prior to the start date of this project.

- located in an urban setting in or near a strong-market city,
- populated with a high percentage of transit users,
- a population with significant income diversity,
- a high percentage of renters,
- a large share of non-family households,
- a lower share of non-Hispanic whites, and
- a higher share of multi-unit dwellings and public housing.¹

Based on current research the team suggests the inclusion of the following three sites: i) Koreatown in Los Angeles, (ii) Westlake in Los Angeles, iii) Downtown Oakland and iv) the Fruitvale Transit Village in Oakland. These sites will offer analysis of the risk of displacement with TOD that occurs in already transit rich neighborhoods located in a densely populated urban area, (such as the Bay Area) and TOD that accompanies more recent but completed transit investment into a densely populated urban area (such as in Los Angeles). We welcome feedback regarding the selection of these sites and the suggestion of other sites that may be substituted or added to the analysis. **Key Personnel:** Team

Task Three: Conduct a Quantitative and Qualitative Study of the Laws and Policies of the Selected TOD Site Jurisdictions Impacting Land Use, Development, and Affordable Housing

Conduct a quantitative study of the laws and policies that have an impact on land use, development and the volume of affordable housing stock within the site jurisdictions. This will require researchers to create a dataset of the identified laws within the jurisdiction of the sites selected for the period January 1, 1990 to December 31, 2010, and derive summary measures of the overall quantity and effectiveness at addressing affordable housing issues of such law prior to, during and after TOD (where applicable) in order to later analyze the potential relationship between the law, investment and volume of affordable housing stock. (See Task Six below.)

To create this data set, we will create categorical and ordinal measures of identified laws for these TOD sites, capturing all relevant and significant aspects of the law, and assign numerical codes for each value. (See measures section below for detail). We will use at least three legal databases, appropriate public entity websites, and at least two major law libraries to collect the data. (See data collection below for detail.) These sources will be used to identify all laws at the federal, state, and local levels, and any seminal cases applicable to the availability of affordable housing specific to these jurisdictions between January 1, 1990 and December 31, 2010. “Law” will encompass all relevant and applicable federal and state statutes, regulations, seminal cases, and all relevant local ordinances. “Applicable” will encompass all law effective between January 1, 1990 and December 31, 2010. This may require some historical research for laws that existed and were enforceable during earlier periods but were later repealed or amended. We will also include any additional and relevant legal mechanisms in place that relate to availability of affordable housing (e.g., community benefits agreements attached to specific development projects located in one of the cities).

Measures and Data Collection. We will first develop a preliminary list of measures to categorize and sort the law. We will then create a codebook to define and label the variables and create a numerical value for each variable. We will also create measures to capture all laws that have both a direct and indirect relationship to retaining and/or developing affordable housing stock. Measures generally will include but not be limited to the following categorical aspects of the law (with some examples provided in italics):

- the jurisdictional level of the law (*federal, state or local*);
- the source of the law (*electoral, legislative, judicial, executive, or constitutional*);
- the effective and enforcement dates of the law;
- the iteration;
- whether there is a change in the law by repeal, amendment or reenactment over the time period studied;
- whether the law creates a right, issues a mandate or prohibits an act relating to low-income, low-to-moderate income housing, housing development or redevelopment (*e.g., zoning and/or land use ordinances, rent control ordinances*);
- whether the law is a land use law that incentivizes or reduces affordable housing in transit locations (*e.g. density regulations*);
- the types of sanctions (if any) attached (*e.g., fines, penalties, withholding of building permits*);
- whether the law is self-executing or requires promulgating additional regulations to enforce its provisions (*e.g., federal HUD regulations*);
- whether the law requires additional action to fund its programs or provisions (*e.g., appropriations*);
- whether the law delegates enforcement to an administrative agency or lower level political entity (*e.g., state mandate requiring local municipalities to meet low-income housing requirements*);
- whether the law monetarily incentivizes and/or subsidizes the development of low-income, low-to-moderate income, mixed-income or market-rate housing (*e.g., tax credits for construction of low-income housing*);
- whether the law restricts access to housing programs to low-income residents with additional criteria (*e.g., elderly and/or disabled residents*);
- whether the law creates, funds or maintains low-income housing directly (*e.g., public housing*) or requires private sector cooperation (*e.g., housing voucher program*).
- For federal and state laws we will have a dichotomous yes/no measure for preemption issues (*e.g., noting whether the federal/state law preempts state/local law*).

We will test the measures and variables with a pilot data collection effort on the first site chosen and refine the measures and variables accordingly. Finally, to gather an overall effectiveness of the law data, we will both review the law in print and also conduct interviews as needed with city staff, such as city attorneys, and local affordable housing and planning staff, in order to determine the effectiveness of the law (for example,

whether the law is appropriately enforced and funded or whether for political reasons it is or is not carried out). In other words, we will research whether the law plays out “in practice” as it does in print.

To facilitate future merging of the law data with both the investment and demographic data in Task Six, we will create two summary measures of the effectiveness of the law impacting affordable housing in each location. The measure of overall quantity will include a simple count of all relevant laws. To create the qualitative measure of overall effectiveness, we will analyze the text of each law identified to determine whether the law (or case law rule) is likely to have a *positive* (likely to contribute to), *negative* (likely to prevent), or *neutral* relationship to involuntary displacement, creating a scale with a 3 point range for positive and negative (i.e., “+3” would mean there is a strong likelihood that the law contributes to displacement; “-3” would mean that the law would, if effectively enforced, be more likely to prevent displacement). We will develop the scale used for the summary measure by determining what qualifies as likely to contribute to or likely to prevent displacement by drawing on planning, public law and housing law expertise and research. We use the phrase “likelihood” recognizing that an absolute conclusion that a law has caused or worked to prevent displacement is not possible. The overall qualitative measure of effectiveness will be an aggregate of the effectiveness score of each law within a given site. A mean or standardized z-score measure of effectiveness will be used in analyses to reflect the expected variability in the number of laws in each location.

The law and policy data must be collected directly. To ensure we capture all relevant federal and state laws, we will search legal databases such as Westlaw and LexisNexis, using both online secondary sources (legal treatises), the table of contents browse format of annotated codes, the statutes index, as well as terms and connector searches with search operations such as: “*low moderate affordable /5 hous! housing*” and “*economic! commercial! /5 develop!*”. These terms are examples of terms we will select to capture laws directly related to affordable housing, as well as laws that have an indirect relationship to, or impact on, the volume of affordable housing. Additional search operations will be refined as we review the search results. To identify and capture city and county law applicable to and affecting affordable housing, we will first search the websites of each city and county for the sites selected as well as other host sites such as the American Legal Publication Website and Quality Code Publishing (both of which are host sites on which cities choose to publish municipal codes).

We recognize that in some instances identifying all relevant law will require careful review of city and county policies and programs regarding economic development; we will accordingly cross-reference all websites related to the former Redevelopment Agencies (and the agencies assuming responsibilities for the Redevelopment Agencies in California) and local Housing Authorities associated with each of the identified sites. We also recognize that other departments may have relevant policies applicable to the implementation of affordable housing law; we will therefore search the city websites with terms such as *housing*, *affordable*, *commercial*, *economic*, *development*, “*transit oriented development*”. We will also cross reference relevant secondary sources related to local law (including, but not limited to League of California Cities (LOCC) publications). To best identify relevant and seminal case law, we will begin our search for applicable case law through code annotations and with secondary sources such as legal treatises and legal periodicals. After the law is

identified and located, we will print hard copies of each law. We will input the law into a database, and modify and adjust the measures as needed. **Key Personnel:** Moira O'Neill, JD, Erin Burg Hupp, JD, MCP

Task Four: Conduct a Quantitative Study of Major Public, Private and Non-Profit Investment Into Each Site

We will conduct a quantitative study of the major public, private and non-profit investments made in the vicinity of the selected TOD sites in order to understand the interaction between these forms of investment, property values, rents and affordable housing stock. This task will determine what types of investments are occurring in the sites with specific aim of not only describing the various activities possibly leveraged by the TOD, but also furthering our understanding of the role of such investment in neighborhood change. In conjunction with the other laws and policies promoting and resulting in TOD as described above, we will look at what new investment is occurring in TOD sites before, during and after relevant TOD laws, regulations and plans are put in place and TOD is constructed and how that investment might impact neighborhood change. For example, we will look at investment factors that increase high-paying employment opportunities and small business growth opportunities as potential indicators of potential neighborhood change. We will assess all the investment flows into the site by looking at where it comes from, its spatial extent, its timeframe, and overall patterns.

This task will involve focusing on investment flows into a site area that occurred prior to, concurrent with and after transit investment or transit oriented development. (We recognize that some sites may have had transit in place well before transit oriented development occurred, while other sites may have had recent transit investment followed by or accompanied by other transit oriented development.) By focusing on investment flows prior to and concurrent with and after TOD, this research provides a more comprehensive approach than previous research for tracking the market dynamics that play a role in neighborhood change in TOD sites. We will examine where the investment is in spatial relationship to the TOD site, the possible relationship between investments (e.g., does transit investment tend to precede or attract other types of investment?), and possible investment patterns and the combinations of investments that have the largest impact on property values by review of residential property sales and resident mobility/displacement. We will later explore the potential relationship between such the law and policy data gathered in Task Three, investments and possible neighborhood change (see Task Six).

Measures and Data Collection. The objective is to assess all investment flows into the site by looking at where the investment comes from, its spatial extent, its timeframe, and overall patterns. To this end, we will first develop a preliminary list of measures that will assist us in categorizing and sorting the types of investment funneled into each site. Additionally, we will create a codebook that will define and label variables as well as a numerical value for each variable. We will create measures to capture both public and private investment that may have a direct and indirect relationship to retaining and/or developing affordable housing stock. Measures will include but not be limited to the following categorical aspects of the investment (with some examples provided in italics):

- the source of investment (e.g., *public, private, or non-profit*)
- the type of investment (e.g., *public works/infrastructure spending, parks and recreation spending, school spending, construction permits, residential mortgage lending, nonprofit expansions and contractions, private housing developments, commercial and retail developments, business start-ups, business expansion*)
- the location of investment in relation to transit (e.g., *the distance from the location of transit node, up to a 1/2 mile measured in 1/8 mile increments*)
- the timing of the investment in relation to transit investment (e.g., *prior to, simultaneously, subsequent to*)

We will also analyze potential investment patterns with tables and maps that will demonstrate the location and type of investment. We will construct a timeline of investment and analyze correlations between investment types to determine whether certain types of investment occur prior to or following transit investment or development. We will conduct a cluster analysis to identify groupings of investments that seem to interact. We will likely employ a centroid clustering (or k-means) model that partitions observations into the appropriate number of clusters based on proximity in space and/or time to compare investment clustering across the four sites. We may also employ multivariate regression to analyze the causes of different investment patterns across the selected sites. This would help us determine what neighborhood conditions play a significant role in shaping the extent of investment as well as the type of investment (i.e., the cluster grouping identified in the previous analysis). The primary data validity challenge in this Task is to understand the meaning of the investment data gathered, with regards to context and time.

For the private investment data, we will use National Establishment Time Series Data for the period January 1990 through December 2010. The NETS database was developed by Wall & Associates in collaboration with Dun and Bradstreet, and provides hundreds of fields of detailed individual establishment data, including sales and employment data, since 1990. For example, using this data we can conduct a detailed analysis of neighborhood business dynamics, allowing us to examine overall jobs, overall business growth and decline, small business growth and growth of businesses paying above average wages. Although this is proprietary data, and normally would cost us \$15,000.00, we will have access to this investment data prior to beginning this project and until January 2015. The Institute for Urban and Regional Development has already purchased access to complete California data and the licensing agreement will permit us to use the data for this research as well, (saving \$15,000.00).

We will have to collect public investment data directly. We expect to collect public data through the relevant public agencies (which vary depending on the type of investment). We will utilize our current professional network to obtain access to public data, and alternatively collect data through traditional means by contacting the records department agency staff and going through the process.

We will collect non-profit investment data by accessing the National Center for Charitable Statistics 501(c)3 database. In order to control for background conditions, we will augment this Task's data with other types of data on the neighborhoods, such as resident demographic characteristics as explained further in Task Five. **Key Personnel:** Professor Malo Hutson, Graduate Student Researcher

Task Five: Create a Neighborhood Change and Displacement Index for the Sites Selected

We will first use existing administrative data sets from the U.S. Census, American Community Survey and the American Housing Survey to create a data set and to develop measures of possible displacement within the case study site areas. The data set will include all counties in California, for the period of 1990 to 2010, (N=58) initially, so that investigations of displacement, investment and law associations can be conducted and understood for the site locations. We will then reduce the data set to the four site areas selected for successful merging of information with the law dataset. Because information assembled will be at the aggregate level (i.e., counties and cities) this is considered an ecologic study design.

Measures and Data Collection. The primary exposure for this study aim is area-level displacement. To this end, we will create a potential displacement or neighborhood change index by using available administrative data at the county-level and census tract level, where applicable. The neighborhood change index will be considered a crude proxy of displacement based on research suggesting that areas of highest neighborhood change and gentrification have the highest levels of displacement. Using data from the U.S. Census and American Community Survey we will create a measure of neighborhood change based on ten year changes in the following variables that are proxies for gentrification:

- *percent managers, administrators, and professionals*
- *percent low and high income private renters*
- *percent low and high income households*
- *percent two income, couple only households*
- *percent with bachelor degree or higher*

We will create a change ratio in each of the indicators by using previous developed algorithms to create tertiles of change: high, medium, and low. Counties and tract levels with the highest tertile of change will be considered gentrifying areas and thus proxies for high displacement areas. To create a measure of displacement, we will use data from the American Housing Survey. The survey is conducted every year and provides information on whether the respondent has moved in the 12 months prior to the survey and the reason for moving. Based on the wide range of responses, displacement will be defined as: those households that moved due to lack of affordability of the unit, government or private displacement. The final measure will provide the percentage of households in a given county that were potentially displaced. Because displacement of one area has been shown to have significant social and economic consequences for surrounding areas, we will also create a measure of displacement that considers the percent displacement of the surrounding counties. For example, for a given county A, the measure of surrounding displacement will consist of the average levels of displacement in all adjacent counties. We will employ GIS methods to facilitate calculation of this measure.

Additional study variables. Other geographic area-level variables to be considered in order to address the potential for confounding may include: population size and density, average age, percent male, and percent poverty. **Key Personnel:** Professor Malo Hutson, Erin Burg Hupp, JD, MCP, Graduate Student Researcher

Task Six: Merge Legal, Investment Flow and Demographic Quantitative Studies

Our sixth and final research study task is to merge the investment data with the law data to conduct additional analysis of the social and economic mediators that may have occurred within the specific sites studied. These would be studied as events that mediate the impact of affordable housing law and policies on potential displacement. We will also examine any possible associations between transit investment, other investment into neighborhood with transit, affordable housing law and policy, and neighborhood change. We will predict neighborhood stability as measured by two different variables, residential sales transactions and resident mobility rates (from the American Community Survey). **Key Personnel:** Team

Task Seven: Write a Report Documenting the Research Project with Recommendations

We will draft a report documenting both the methods CREC employed in researching the risk of displacement associated with TOD in the selected sites that provides a clear explanation of how to replicate the research in other locations. We will also provide a clear explanation of our conclusions as to the likelihood of displacement in the selected case study sites, along with recommendations on how to avoid future displacement. **Key Personnel:** Moira O'Neill, JD with input from Team

Task Eight: Administration and Project Coordination

We will ensure that each of the tasks described above has ample administrative support. This task includes staff time for start-up administrative work, such as meetings with the ARB officials and initial meetings and coordination among the research team, as well as ongoing meeting coordination. This will involve trips to Sacramento in order to meet with ARB staff. Finally, the interviews in Tasks Three and Five will need to be approved by UC Berkeley's Office for the Protection of Human Subjects (OPHS), and this task includes time for CREC to coordinate with OPHS. **Key Personnel:** Professor Mozingo and Dr. William Eisenstein

Related Research Conducted By Others

Recent Related Research and Projects Underway

In August 2012, the Oregon Transportation Research and Education Consortium is funded a research project titled, “Latino Immigrant Communities and Equity in Transit Oriented Development.”¹³ The Principal Investigator for this project is University of Oregon Professor Gerardo Sandoval. Professor Sandoval will be conducting a comparative case study examining the development and community and equity impacts of three large TOD projects in low-income Latino communities. His sites are MacArthur Park in Los Angeles, Fruitvale Transit Village in Oakland and Rockwood Station in Gresham, Oregon. His methodology will involve (1) semi-structured interviews, with multi-method triangulation, to explore how and to what extent the low-income Latino immigrant communities were able to make large scale TOD projects benefit their communities and (2) use of interviews and analyses of reported data to assess the actual outcomes and impacts of TOD in terms of impacts in communities, including changes in equity and opportunities at the community level. Although he has also chosen the Fruitvale Village in Oakland as one of his study sites, because the focus of his work is looking primarily at the community’s role in TOD and the impact of that response, we believe his work will be complementary but not duplicative of what we intend to do.

This project is currently underway and is scheduled for completion by this August 2013. Dr. Sandoval has stated he intends to publish two articles based on this research. Depending on the timing of his publications, we will incorporate them into our Literature Review (Task One). As Dr. Sandoval is a 2007 graduate of Berkeley’s City and Regional Planning programming, we also hope to be able to connect with him regarding his research so as to stay abreast of any developments in this area.

In February 2012, the Brookings Institution published a book, *Urban and Regional Policy and Its Effects: Volume 4*. Chapter 5, “Bringing Equity to Transit-Oriented Development: Stations, Systems, and Regional Resilience” discusses how fixed-route transit and TOD poses challenges for low-income communities and people of color.¹⁴ In particular, the authors study and report on transit and development in Denver, Charlotte, Miami and Boston. These case-studies allowed the authors to examine what types of strategies allowed low-income people and people of color to maximize benefits and minimize disruptions from TOD. Relevant here is the authors conclusion that mixed-income housing in TOD requires a “broader commitment to affordable housing in a city or region” and that “especially in fragmented metropolitan areas, the politics of ballot campaigns—which usually require commitments from suburban commuter service—can threaten investment in low-income neighborhoods.”¹⁵ As discussed above, we intend to fully examine the relationship between law, policy and politics and how TOD impacts neighborhood change.

In November 2011 the Center for Regional Change at UC Davis in collaboration with the Sacramento Area Council of Governments (SACG) published a report titled *Social Equity and Transit-Oriented Development: Selecting Transit Priority Areas in the Sacramento Sustainable Communities Regional Planning Process*.¹⁵ The researchers here developed two neighborhood indices to assess the social equity characteristics of selected neighborhoods in comparison to the region as a whole. The indices, a vulnerability index and opportunity index, were then used as tools in the Transit Priority

Area selection process. This report details how the indices were created, and in particular the emphasis in involving community members in developing the identifying and developing the indicators to measure social vulnerability and opportunity. Of particular use to us in developing our methodology were the indicator descriptions. Where appropriate, we intend to incorporate some of the indicator descriptions developed by the Center for Regional Change and SACG when developing our neighborhood change index in Task Four. And like these researchers, we intend to use NETS data to examine economic dynamics in the areas we will study.

In October 2010 the Kitty and Michael Dukakis Center for Urban and Regional Policy at Northeastern University in Boston, Massachusetts, put forth the report *Maintaining Diversity in America's Transit-Rich Neighborhoods, Tools for Equitable Neighborhood Change*.¹⁶ In this report, Dr. Barry Bluestone and Stephanie Pollack, JD, examined 42 neighborhoods in 12 metropolitan regions nationwide first served with transit between 1990 and 2000 to examine any patterns of change in those neighborhoods. They concluded that while many of the neighborhoods they studied underwent a pattern of change similar to the surrounding larger metropolitan area, some of the neighborhoods they studied appeared to undergo a change more pronounced than the surrounding area and associated with gentrification: "with the addition of transit, housing stock became more expensive, neighborhood residents wealthier and vehicle ownership more common." These researchers also concluded that neighborhoods with a high percentage of renters were more susceptible to gentrification after transit investment. This study also provided a toolkit with general recommendations for planners to help avoid potential displacement. One useful aspect of this report is that these researchers selected sites where the transit investment was complete, with transit stations operational, by a particular point in time to observe neighborhood change effects. We intend to replicate this part of their methodology by selecting sites where transit was in place by the late 1990s.

This report provides some general insight into the issue of TOD and potential displacement nationally, but it does not provide a strong understanding of the risk of displacement in California associated with TOD. First, although this study examined several neighborhoods in California, none of the neighborhoods selected matched some of the most critical criteria previously identified as rendering a neighborhood susceptible to gentrification (or potential displacement). (See Task Two for a complete list of criteria; next paragraph for a discussion of earlier research developing this criteria.)² Second, TOD locations in California that may be particularly susceptible to displacement are not limited to new transit investment sites; some locations (particularly in the Bay Area) have established transit stations in place. Third, although the toolkit provides helpful planning, law³ and policy recommendations to help mitigate against the negative consequences of increased property values and rents, the effectiveness of these recommendations in mitigating against potential displacement were not studied.

² For example, the sites studied in the Bay Area were the neighborhoods near Colma and Castro Valley BART stations. Although there were several neighborhoods selected in southern California, many also lacked the characteristics described above (such as Downtown Pomona, Moorpark, Rialto, Encinitas, and Solana Beach).

³ The recommendations are not labeled as law but are in fact the consequence of or enforceable by law (e.g., Community Benefits Agreements, Low-Income Housing Tax Credits, inclusionary zoning).

We attempt to address all of these issues by (1) selecting sites that with established transit as well as sites with more recent transit investment (2) selecting sites with the characteristics prior research has established as making them at risk for potential displacement and (3) evaluating the role of law and policy in place during the TOD studied.

Though not a study on the relationship between TOD and the risk of displacement, in August of 2009, Professor Karen Chappell through the Center for Community Innovation developed the report, *Mapping Susceptibility to Gentrification: The Early Warning Toolkit*. This report was prepared for the Association of Bay Area Governments (ABAG) as part of ABAG's Development without Displacement project.¹ This report did not predict displacement (that may or may not be associated with TOD). It did examine a select number of neighborhoods and developed a list of criteria that a community might use to determine whether it was susceptible to gentrification—and displacement. The report noted the following relevant to the work proposed here: (1) access to *public transportation* is among the top of the factors identified as rendering a neighborhood susceptible to gentrification and potential displacement; (2) to understand the risk of future displacement, the toolkit provided in this report would have to be combined with an assessment of the relevant jurisdiction's existing affordable housing policies and stock, along with any proposed [formerly] redevelopment plan; and (3) no research at that time had explicitly studied the relationship between transit investment and gentrification and possible displacement. We have accordingly designed our project to: (1) incorporate the factors identified by Dr. Chappell as rendering a neighborhood susceptible to potential displacement (see Task Two), and (2) address some of the limitations identified in her report by assessing the relevant law and policies in place in the site (see Task Three).

Finally, various organizations and non-profits in the past several years have developed toolkits and/or reports addressing equity issues in TOD. Most recently, Reconnecting America produced a report for the City of Los Angeles with affordable housing policy recommendations. This report concluded, however, that further work was needed to both (1) understand how the policy recommendations could be integrated with other policies and (2) provide detailed implementation strategies. Prior to that, Policylink worked with ABAG on the Development without Displacement project and also developed the "Equitable Development Toolkit" which includes a tool specific to TOD. FOCUS, led by ABAG and the MTC also provides access to the Development without Displacement report, with recommendations to avoid displacement with TOD. (The first recommendation is to understand neighborhood change and displacement potential, which is what CREC intends to do here.)

Proposed Project Schedule

We will need a total of 18 months to complete the research and deliver a draft final report. The following GANT chart shows the projected start date, duration, and end date of each task up until the draft final report. The last six months are not shown as they will involve ARB and RSC review and delivery of the final report and data files.

Task #	Description	Months																
			m	p	m	p	m	p	m	p	m	p	m	p	m	p	m	p
1	Literature Review	MO, EBH, MH	✓															
2	Finalize Case Study Site Selection	Team	✓															
3	Law & Policy Dataset																	
3.1	Develop preliminary list of measures.	Team																
3.4	Gather pilot data and test measures Refine measures, define variables and values, create codebook and protocol, create database	MO, EBH																
3.6	Research and gather law and policy for selected jurisdictions	MO, EBH																
3.7	Test data, refine all variables, finalize codebook and protocol	MO, EBH																
3.8	Conduct textual analysis of laws and policies gathered & assign rating	MO																
3.9	Identify and contact key informant city officials for interviews in cities, schedule interviews	MO, EBH																
3.10	Conduct interviews with city official informants, adjust law and policy rating where appropriate based on interview findings	MO, EBH																
3.11	Record data	MO, EBH	✓															
4	Investment Dataset																	
4.1	Develop preliminary list of measure	Team																
4.2	Gather and clean investment data	MH, EBH, MO, GSR																
4.3	Sort data for models, tables and timelines	MH, GSR																
4.4	Model and analyze investment data	MH, GSR																
5	Neighborhood Change Index																	
5.1	Develop measures of neighborhood change and displacement	MH, EBH, GSR																
5.2	Gather and clean demographic data	EBH, GSR																
5.3	Sort data for all counties and create data set	EBH, GSR																
5.4	Reduce data set for case study sites	EBH, GSR																
5.5	Analyze neighborhood change that may signal displacement	MH, EBH, GSR	✓															
6	Merge All Data Sets and Analysis																	
6.1	Gather and clean law/policy, investment and displacement and health data	MH, MO, EBH, GSR																
6.2	Create summary measures	Team																
6.3	Analyze all TOD, law & policy, investment and displacement data	MH, EBH, MO, GSR	✓															
6.4	Extrapolate policy recommendations	Team																
7	Prepare and draft report on TOD and and displacement study for ARB	Team	✓															
8	Coordination and project management	LM, WE, MO																

LM: Louise Mozingo, M.L.A.
 MH: Malo Hutson, PhD, MCP
 WE: William Eisenstein, PhD, MCP
 MO: Moira O'Neill, JD
 EBH: Erin Burg Hupp, JD, MCP
 GSR: Graduate Student Researcher (PhD Candidate)
 ✓: Key Milestone
 p: Quarterly progress report
 d: Deliver draft final report
 f: Deliver final report

Discussion of Project Management Plan and Coordination

The Center for Resource Efficient Communities (CREC), which is housed within the College of Environmental Design (CED) at the University of California, Berkeley, will conduct this research project. CREC is dedicated to supporting the State of California's climate change and resource efficiency goals through interdisciplinary research, public communication, and professional outreach. Professor Louise Monzingo, CREC's Director will be the Principal Investigator. Professor Malo Hutson, who is collaborating with CREC for this research, will be the Co-Principal Investigator. Professor Hutson will advise the team on all portions of the research design and will direct the Graduate Researcher's work on the investment study (Task Four). Dr. Hutson is a nationally recognized scholar in the areas of community and economic development, urban policy and politics, and urban health. Dr. William Eisenstein, CREC's Executive Director, will be the Managing Researcher and will be the primary person coordinating and managing the project. Moira O'Neill, JD will be the Lead Researcher. Prior to joining CREC, Ms. O'Neill practiced public law for several years. Among her clients were redevelopment agencies and public housing authorities throughout California. She routinely advised city agencies and housing authorities on compliance with all local, state and housing law. She also drafted local ordinances. Erin Burg Hupp, JD, MCP will be the Researcher/Consultant. Ms. Burg Hupp also practiced public law for several years, with a special focus on land use and sustainability issues. While in graduate school, Ms. Burg Hupp also analyzed affordable housing laws in the Southeastern United States and created a density calculator for the Triangle J Council of Governments in North Carolina. Ms. Burg Hupp will work with Ms. O'Neill on creating the legal data set and conducting the qualitative analysis of the law data. Ms. Burg Hupp will also work on the neighborhood change index. We will hire two Graduate Student Researchers for Research Support, who will work on both the investment study and neighborhood change index.

This project will be coordinated through a combination of monthly meetings of the research team and bimonthly meetings between all key personnel. The weekly meetings will be conducted by the Managing Researcher, who will collaborate with the Lead Researcher and Researcher/Consultant to coordinate staffing tasks and ensuring that each task is completed in accordance with the deadlines specified in the Gantt chart above. The bimonthly meetings will be conducted by the principal investigators, who will coordinate with research staff to ensure that the research results and methods are consistent with the overall goals of the project as described in the previous section on project objectives. It should be noted with the exception of the Researcher/Consultant, all key personnel hold offices on the same floor of the same building, which will facilitate informal collaboration. CREC will hire two graduate student researchers to assist with the quantitative investment study and the building of the neighborhood change/displacement index. The Lead Researcher will take responsibility for coordinating the graduate student researchers, documenting the project and drafting the final report.

Appendix A: Curriculum Vitae and Resumes of Key Scientific Personnel

PRINCIPAL INVESTIGATOR

Louise Mozingo

Appointments

University of California, Berkeley

Professor

Department of Landscape Architecture and Environmental Planning

Core faculty

Urban Design Graduate Group

College of Environmental Design

Affiliated Faculty

American Studies

College of Letters and Sciences

Synergistic Activities

Director, Center for Resource Efficient Communities, University of California, Berkeley

A center devoted to interdisciplinary research regarding community-scale resource efficiency in California. www.crec.berkeley.edu

Recent publications include *Building Energy Efficient Communities: A Research Agenda for California* available at <http://www.crec.berkeley.edu/crec.whitepaper.pdf>

Publications – selected list

Pastoral Capitalism: A History of Suburban Corporate Landscapes. MIT Press, 2011.

Implementation Plan for Sustainable Tourism Development in Koh Lanta Noi and Yai, Krabi Province [Thailand]. (primary author of English language version) Bangkok:

Chulalongkorn University and the Thai Public Policy Foundation. Berkeley: Institute of Urban and Regional Development, University of California, 2008.

Constructing Restoration Ecologies: Nature, Aesthetics, Sites and Systems. in *Healing Nature, Repairing Relationships: New Perspectives on Restoring Ecological Spaces and Consciousness*. Robert France, editor. Sheffield Vermont: Green Frigate Press Books, 2008. pp. 185-197

Recent Research Collaborators

David Culler (Chair, Computer Science, UC Berkeley) Ed Arens (Director, Center for Environmental Design Research, UC Berkeley) David Dowall (City and Regional Planning UC Berkeley) Elizabeth McDonald (City and Regional Planning, UC Berkeley) Siriwan Siliparchanan (City Planning, Chulalongkorn University, Bangkok) Liang Huang (National Taiwan University), Steve Weissman (Center for Law, Energy, and the Environment, Boalt School of Law, UC Berkeley) Cynthia Kroll (Fisher Center for Urban and Real Estate Economics, Haas Business School, UC Berkeley)

CO-PRINCIPAL INVESTIGATOR

Malo André Hutson, Ph.D., MCP
Assistant Professor

Office Address:

Department of City and Regional Planning
University of California at Berkeley
228 Wurster Hall, #1850
Berkeley, CA 94720-1850
mhutson@berkeley.edu
(510) 642-1776 (phone)
(510) 642-1641 (fax)
www.malohutson.com

Specialization area(s): Community development, regional and economic development, urban policy and politics, urban health.

Curriculum Vitae

Education

2006 Doctorate of Philosophy in Urban and Regional Planning
Massachusetts Institute of Technology (MIT)

2006-2008 Robert Wood Johnson Foundation Health & Scholar (Post-Doctoral Fellowship)
The University of Michigan, Dept. of Epidemiology, School of Public Health

Master's of City Planning in Regional and Economic Development
University of California at Berkeley

1997 Bachelor of Arts in Sociology
University of California at Berkeley

Academic Appointments

2008-Present Assistant Professor, University of California at Berkeley, Department of City and Regional Planning. Specializations: community and economic development, regional planning, urban health, urban policy and politics.

Employment and Research Experience

2006-2008: Robert Wood Johnson Health & Society Scholar, University of Michigan

Research fellow at the Center for Social Epidemiology and Population Health (CESPH) where I am conducting research in the area of community health and health disparities.

2002-Present: Senior Policy Analyst—FutureWorks LLC

Conduct research and analysis on issues pertaining to health and workforce development, urban policy, and regional and economic development.

2000-2002: Researcher—Telecommunications Cooperative Research Project

Exploring ways in which telecom cooperatives can generate economic opportunities and revenues for low-income individuals and communities.

2002: Consultant—AmeriCorps*VISTA Community Technology Center Project

Lead a national evaluation of the Americorps*VISTA Community Technology Center Project. Required an in-depth analysis of program budget, staffing, training, participant use, etc.

2001: Consultant—NetFutures

Conducted research on workforce development issues facing low-income residents in the S.F. Bay Area that later was turned into a report for the Regional Technology Alliance.

April 2000- Consultant—Local Initiatives Support Corporation (LISC), National Office

May 2001: Helped develop LISC's information technology and workforce development strategy through their Knowledge Sharing Initiative (KSI).

2000-2002: Instructor—MIT Department of Urban Studies and Planning

Introductory course for masters level students on planning and institutional processes.

January 2000- Researcher—Center for Reflective Community Practice, MIT

2002: Conducted research on the technological capacity of organizations and urban communities.

August 1999- International Journal of Urban and Regional Research (IJURR)

June 2000: Assistant to the book review editor.

Summer 1999 Summer Research Associate—PolicyLink

and 2000: Conducted research on the digital divide and workforce development. Examined policies and programs that help provide low-income individuals with access to information technology and computer skills training.

August 1997- Research Fellow-Institute of Urban and Regional Development, U.C. Berkeley

May 1999: HUD Community Development Work-Study Fellow at the Institute of Urban and Regional Development. Researcher on a project trying to alleviate poverty and homelessness throughout Berkeley and Oakland, California.

January 1997- Program Director—Stiles Hall, Berkeley, CA. (Full time)

May 1997: Supervised youth volunteer outreach programs throughout Oakland, Berkeley, Richmond, and Napa Valley. Assisted in program planning, public relations, and fund raising.

Summer 1996: Leadership Alliance Summer Research Program—Brown University Research in the history department concerning mortality and its effects on African American families.

Summer 1995: Minority Summer Research Exchange Program—Yale University Research in social psychology concerning gender discrimination and self-derogating attitudes.

Publications

Peer-Reviewed Journals

Hutson, Malo. 2012. Linking Community Development and Health: The Role of Community Benefits Agreements. In preparation.

Raymond, Henry Fischer, Chen, Y-H, Syme, S. Len, Catalano, Ralph, **Hutson, Malo**, McFarland, W. 2012. The Role of Individual and Neighborhood Factors: HIV Acquisition Risk Among High-Risk Populations in San Francisco. *American Journal of Public Health*. Under review.

Hutson, Malo. 2012. Community Development as Preventive Medicine: Improving Population Health and Reducing Health Care Costs. *Journal of the American Planning Association*. Under review.

Hutson, Malo. 2012. "Where is the 'Public' in Public Universities?" *Environmental Justice*.

Accepted for publication and forthcoming.

Hutson, Malo. 2012. "Power, Politics and Community Development," *Community Development Journal*. Spring.

Hutson, Malo, Kaplan, George A., Ranjit, Nalini, and Mujahid, Mahasin S. 2012. Metropolitan Fragmentation and Health Disparities: Is There a Link?" *The Milbank Quarterly*. Vol.90, Issue 1.

Hutson, Malo, Wilson, Sacoby. 2011. "The Role of Community-Based Strategies in Addressing Metropolitan Segregation and Racial Health Disparities." *Community Development Journal*, 42, No.4, 476-493.

Jutte, Douglas, LeWinn, Kaja, **Hutson, Malo**, Dare, Ramie, and Falk, Janet. 2011. "Bringing Researchers and Community Developers Together To Revitalize A Public Housing Project and Improve Health." *Health Affairs*. 30, No. 11.

Lovasi, Gina, **Hutson, Malo**, Neckerman, Kathryn A., and Guerra, Monica. 2009. "Built Environment and Obesity in Underserved Populations" *Epidemiologic Reviews*, 31, pp. 7-20.

Wilson, Sacoby, **Hutson, Malo**, and Mujahid, Mahasin S. 2008. "How Planning and Zoning Contribute to Inequitable Development, Neighborhood Health, and Environmental (In)Justice" *Environmental Justice*. Vol. 1. No. 4.

Hutson, Malo. 2001. "Workforce Development Institutions for Adult Low-Skilled Workers." Projections. MIT Student Journal of Planning. Volume 2, Spring. Cambridge, MA.

Invited Articles

Hutson, Malo. 2011. "Ethical Planning for Equitable Development." *Journal of Ethics at Berkeley*. University of California at Berkeley. Vol. 1, No. 1.

Hutson, Malo. 2011. "Urban Sustainability and Community Development," Community Development Investment Center. Federal Reserve Bank of San Francisco, Center for Community Investments. Working Paper 2011-03.

Flynn, Erin, **Hutson, Malo**. 2005. "Higher Learning: Knowledge Economies Drive Partnerships between Chambers and University." *Chamber Executive: Economic & Community Development Issue*. Vol. 32, No.6. November/December.

Book Chapters/Books/Reports

Chapple, Karen, **Hutson, Malo**, et al. 2010 "Innovating the Green Economy in California Regions." U.S. Department of Commerce, Economic Development Administration report. Center for Community Innovation. University of California at Berkeley.

Hutson, Malo. 2010. "Urban Communities in the 21st Century," in (Ed. Malo Andre Hutson) *Urban Communities in the 21st Century: From Industrialization to Sustainability*. San Diego, CA: Cognella Academic Publishers.

Hutson, Malo (Ed). 2010. *Urban Communities in the 21st Century: From Industrialization to Sustainability*. San Diego, CA: Cognella Academic Publishers.

Hutson, Malo, Michon, Stephen. 2009. "Regional Networks Report: The Case of LEADERSHIP Philadelphia's Regional Connector Project" Prepared for the American Chamber of Commerce Executives.

Borges-Mendez, Ramon, Jennings, James, Haig Friedman, Donna, **Hutson, Malo**, and Eliot Roberts, Teresa. 2009. "Immigrant Workers in the Massachusetts Health Care Industry" The Immigrant Learning Center, Inc.

Choitz, Victoria, **Hutson, Malo**. 2006. "A Workforce Development Triad: Federal Education Tax Credits, Community-Based Organizations, and Community Colleges," Annie E. Casey Foundation. Baltimore, Maryland.

Hutson, Malo, Choitz, Victoria. 2005. "Who Cares? Examining Greater Washington's Healthcare Workforce." with Victoria Choitz. Greater Washington Board of Trade. Washington, D.C.

Hutson, Malo. 2004. "Metropolitan Leadership Network Study: An Analysis of Ottawa and Toronto's Business-led Civic Institutions." Ontario Ministry of Economic Development and Trade: Urban Economic Development Branch. Ontario, Canada.
Michon, Stephen, Hutson, Malo, Yonish, Lee. 2004. "Minding Their Civic Business: A Look at the New Ways Regional Business-Civic Organizations are Making a Difference in Metropolitan North America." FutureWorks. Arlington, MA.

O'Bryant, Richard, **Hutson, Malo**. 2002. "CTC AmericCorps Vista Project Assessment Report." Boston, MA: University of Massachusetts, Boston, MA.

Hutson, Malo. 1998. "Summary of Community-based Internships with Homelessness Programs in Berkeley." University of California, Institute of Urban and Regional Development. Working Paper 98-10. Berkeley, CA.

Research Grants and Fellowships

2012: Hellman Family Faculty Fellowship

Deepening Their Roots: The Urban Struggle for Economic, Environmental, and Social Justice.

2012: U.S. Department of Housing and Urban Development Grant

Investing in Institutions, Investing in Community (analysis of public housing renovation in San Francisco)

2011: U.C. Regents Junior Faculty Fellowship

Intergenerational poverty: Cross-sectional and prospective links to criminality, education and health among youth in public housing.

2011: Robert Wood Johnson Active Living Research Grant (with Dr. Gina Lovasi at Columbia University)

Meta-analysis of built environments and social context as predictors of physical activity and obesity. Co-investigator.

2010: Committee on Research Junior Faculty Grant. U.C. Berkeley. Urban Sustainability and Community Development. Principal Investigator.

2009: U.C. Berkeley Population Center/Robert Wood Johnson Research Grant. Metropolitan Fragmentation and Segregation: Is Impact on Neighborhoods and Health. Principal investigator.

2008: U.S. Department of Commerce, Economic Development Administration Grant. *Innovating the Green Economy* study. Co-Principal Investigator.

2008: Committee on Research Junior Faculty Grant. U.C. Berkeley. Metropolitan Fragmentation and Health Disparities. Principal Investigator.

Honors and Awards

2011: The Ernest A. Lynton Award for the Scholarship of Engagement for Early Career Faculty. National Finalist.

2008: Science, Technology, and Society Visiting Scholar (Massachusetts Institute of Technology)

2007: Science, Technology, and Society Visiting Scholar (Massachusetts Institute of Technology)

2007-2009: National Institutes of Health Loan Repayment Program Grant

2006-2008: Robert Wood Johnson Health & Society Scholar (location: University of Michigan)

2002: Harold Horowitz Student Research Grant

2002: MIT Industrial Performance Center Pre-Dissertation Grant

2001: Guest Scholar, The Aspen Institute, Communications and Society Program

2000-2002: Fellowship: MIT Department of Urban Studies and Planning

1999-2000: Fellowship: MIT Presidential Graduate Award

1997-1999: Fellowship: U.S. Department of Housing and Urban Development

1996: Human Corps Award for Outstanding Community Service

(U.C. Berkeley Chancellor's Advisory Committee)

1996: Alpha Kappa Delta Honor Society (International Sociology Honor Society)

1996: Mellon Fellowship-Brown University

1995: Mellon Fellowship-Yale University

Teaching Experience

Spring 2012: City Planning 268-Community Development Studio. Building Healthy Communities: The East Oakland and Richmond Studio. Instructor.

Spring 2011: City Planning 268-Community Development Studio. Building Healthy Communities: The East Oakland and Richmond Studio. Instructor.

Spring 2011: City Planning 118AC-The Urban Community. Instructor.

Fall 2010: City Planning 260-History, Theory and Practice of Community Development. Instructor.

Spring 2010: City Planning 268-Community Development Studio. Building Healthy Communities: The East Oakland and Richmond Studio Instructor.

Spring 2010: City Planning 118AC-The Urban Community. Instructor.

Fall 2009: City Planning 260-History, Theory and Practice of Community Development. Instructor.

Fall 2009: City Planning 256-Healthy Cities. Instructor

Spring 2009: City Planning 268-Community Development Studio. Transforming the Concord Naval Weapons Station. Instructor.

Fall 2008: City Planning 260-History, Theory and Practice of Community Development. Instructor.

Fall 2008: City Planning 118AC-The Urban Community. Instructor.

Spring 2007: Visiting Scholar/Teaching Assistant, Program in Science, Technology, and Society Seminar: *Communication Technology, Media, and Power: Local and Global*; Graduate Course. Massachusetts Institute of Technology.

Spring 2006: Teaching Assistant, Program in Science, Technology, and Society Seminar: *The Mobile Network Society: Space, Time, Culture, and Politics*; Graduate Course. Massachusetts Institute of Technology.

Spring 2005: Teaching Assistant, Program in Science, Technology, and Society Seminar: *Information Technology, Society, and the City*; Graduate Course. Massachusetts Institute of Technology.

Winter 2004: Teaching Assistant, Program in Science, Technology, and Society Seminar: *Information Technology and Society*; Graduate Course. Massachusetts Institute of Technology.

Fall 2001: Teaching Instructor, Dept. Urban Studies and Planning 11.200, *Planning and Institutional Processes*; Graduate Course. Massachusetts Institute of Technology.

Fall 2000: Teaching Instructor, Dept. of Urban Studies and Planning 11.200, *Planning and Institutional Processes*; Graduate Course. Massachusetts Institute of Technology.

Conferences, Meetings, Presentations, and Media

Research work accepted for presentation at national Active Living Research Conference. Unable to attend, colleagues presented on my behalf our work—Systematic Review of Meta-Analysis Built Environment Predictors of Obesity. March 12-14, 2012. San Diego California.

Invited presentation on my paper—Community Development as Preventive Medicine: Improving Population Health and Health Disparities sponsored by the Robert Wood Johnson Health & Society Scholars Program by UCSF Medical School and U.C. Berkeley School of Public Health. March 1, 2012.

Invited conference presentation at the Investing in Innovations Investing in Innovation for Thriving Communities and Healthy People sponsored by the Federal Reserve Bank of San Francisco in partnership with the Health Wealth Connections Collaborative. My presentation was on “Why and How Socioeconomic Factors Determine Health Outcomes.” San Francisco, CA. February 29, 2011.

Remaking Redevelopment for a More Sustainable California Roundtable, co-sponsored by U.C.Berkeley School of Law and College of Environmental Design. Invited participant with other national leaders with expertise in redevelopment, economic development, and law. Berkeley, CA. November 18, 2011.

Interview with NBC News Bay Area on behavior and function of city councils. (T.V. air date October 27, 2011).

Interview with NBC News Bay Area on efforts to close redevelopment agencies across California. (T.V. air date October 7, 2011).

Donald I. Turner Memorial Housing Roundtable. Invited participant with other national leaders in the housing and housing policy field. Alumni House, University of California at Berkeley. September 9, 2011.

White House Urban Entrepreneurship Forum. Invited participant. Holy Names University. Oakland, CA. August 12, 2011.

Radio Guest on KQED's Forum hosted by Michael Krasny: Invited expert to discuss "Oakland's Black Flight." San Francisco, CA. July 7, 2011. Download audio <http://www.kqed.org/a/forum/R201107071000>

Enterprise Scenario Development Workshop. Invited expert on housing, community and economic development. New York City, New York. March 10, 2011.
Northeastern University Bouve College of Health Sciences and College of Social Sciences and Humanities Colloquium. Invited Presenter. "Sustainable Communities: Exploring the Intersection of Health, Place, and Built Environment." Boston, Massachusetts. February 24, 2011.

Active Living Research Conference 2011. Presenter: Meta-Analysis on Built Environment and Social Context as Predictors of Physical Activity and Obesity. San Diego, CA. February 22-24, 2011.

White House Forum on Environmental Justice. Invited Participant. Hosted by the U.S. Environmental Protection Agency and Council on Environmental Quality, Executive Office of the President of the United States (President Barack Obama). Washington, D.C. December 15, 2010.

The Harvey Perloff Lectures on the Future of Urban, Regional, and Planning Scholarship. School of Public Affairs, Co-sponsored by Dept. of Urban Planning and Lewis Center University of California, Los Angeles. Invited lecturer. *The Role of Urban and Regional Planning in Building Healthy, Sustainable Communities*. Los Angeles, CA. November 16, 2010.

Empowered Partnerships: Participatory Action Research for Environmental Justice. The Thelton E. Henderson Center for Social Justice. Invited speaker. Berkeley Law School. Berkeley, CA. October 15, 2010.

Bay Area Blacks In Philanthropy Annual Conference. Invited to give keynote address on demographic changes in the Bay Area from 2000-2008. Oakland, CA. September 30, 2010.

Affordable Housing Symposia. East Bay Housing Organizations (EBHO). David Brower Center. Berkeley, CA. Invited speaker. May 13, 2010.

Department of City and Regional Planning 50th Anniversary Symposia. Hosted by the College of Environmental Design, University of California at Berkeley. Invited speaker. Berkeley, CA. February 2010.

Center for Cities and Schools Symposia. University of California at Berkeley. Invited discussant. *Reflections on Urban Education and Neighborhood Transformation*. October 13, 2009.

Unspoken Borders Conference, PennDesign, University of Pennsylvania. Invited guest speaker. *Urban Sustainability and Community Development*. Presentation. April 3-4, 2009.

College of Environmental Design, 60th Anniversary Guest Lecture Series. Invited guest speaker. *Urban Sustainability and Community Development*. Presentation. March 16, 2009.

UCSF/U.C. Berkeley Robert Wood Johnson Health & Society Scholars Program Lecture Series. Invited guest speaker. *Metropolitan Fragmentation and Health Disparities*. Presentation. November 6, 2008.

Metropolitan Fragmentation and Health Disparities. Presentation. Robert Wood Johnson Foundation Health & Society Scholars Annual Meeting. San Antonio, TX. May 10, 2008.

Industrial Land Symposium, Center for Community Innovation, Department of City and Regional Planning, University of California at Berkeley. Presenter. November 30, 2007.

Symposium on Cities and Schools, Center for Cities and Schools, Department of City and Regional Planning, University of California at Berkeley. Moderator. November 28, 2007.

Metropolitan Fragmentation and Health Disparities. Presentation. Association of the Collegiate Schools of Planning. Milwaukee, Wisconsin. October 20, 2007.

Metropolitan Fragmentation and Health Disparities. Presentation. Robert Wood Johnson Foundation Health & Society Scholars Annual Meeting. Itasca, IL. May 3, 2007.

Urban Planning and Health. Guest Lecture. College of Architecture and Urban Planning, University of Michigan, Ann Arbor, MI. Nov. 15, 2006.

Integrating and Developing Immigrants into the Workforce (National Roundtable): Institute for Work and the Economy, Northern Illinois University. Invited to participate in national roundtable on integrating and developing immigrants into the workforce. Discussed findings from my dissertation research. Naperville, IL. Nov. 1-2, 2005.

2005 American Health Information Management Association (AHIMA) National Convention and Exhibit. Presenting findings from a study conducted in the Greater Washington, D.C. region that analyzed the areas healthcare industry and workforce. San Diego, CA. October 17, 2005.

Alliance for Regional Stewardship: National Forum on Regional Stewardship. Presented preliminary findings from my dissertation research and from Greater Washington on the role of workforce intermediaries in helping low-skilled workers obtain jobs and advance along a career ladder/lattice within the health care sector. Washington, D.C. May 2005.

2005 MetroBusinessNet Annual Convening. Presented preliminary findings from my dissertation research on the role of workforce intermediaries in helping low-skilled workers obtain jobs and advance along a career ladder/lattice within the health care sector. Miami, FL. February 2005.

Canadian Urban Institute: Roundtable Breakfast Seminar. Presented findings from my research on the roles of the business sector in promoting economic development and competitiveness in Canada and the United States to all the deputy ministers of Ontario (including deputy ministers of transport, social development, labour and housing, economic development, human resources and skill development, etc.). Toronto, Ontario, Canada. January 27, 2005.

Ministry of Economic Development and Trade, Provincial Government of Ontario, Canada. Presented findings from my research on the roles of the business sector in promoting economic development and competitiveness in Canada and the United States to all the deputy ministers of Ontario (including deputy ministers of transportation, housing, economic development, social inclusion, etc.). Toronto, Ontario, Canada. January 26, 2005.

Alliance for Regional Stewardship Conference: National Forum on Regional Stewardship. Presented findings from a U.S. and Canada wide research study on business-civic organizations and their role in the regional economy. Salt Lake City, UT. November 2004.

Information Technology and Community Development. Invited to a special meeting to present my research with other MIT scholars to former Vice President Al Gore. Massachusetts Institute of Technology, Cambridge, MA. November 2001.

Making Places Through Information Technology. Presented research on my current article in Projections: MIT Student Journal of Planning. Massachusetts Institute of Technology, Cambridge, MA. November 2001.

Aspen Institute's 16th Annual Communications and Society Conference. Invited as the 2001 Guest Scholar. Aspen Institute; Aspen, CO. August 2001.

Local Initiatives Support Corporation (LISC) National Staff Meeting. Moderator of panel on information technology and community development. Philadelphia, PA. April 2001.

Community-based Regionalism Conference. A national meeting to discuss issues surrounding regionalism and community development. Oakland, CA. June 1999.

Public Health and Urban Planning Conference. Participant in a conference discussing public health and planning issues relevant to New York City. Hunter College; New York, NY. September 1998.

1996 Leadership Alliance Symposium. As a Leadership Alliance Program Summer Fellow at Brown University, I presented research on causes of morbidity and mortality among African American families. Massachusetts Institute of Technology, Cambridge, MA. July 1996.

1995 Leadership Alliance Symposium. As a Mellon Fellow at Yale University presented research on affirmative action and self-derogating attitudes among minority populations. University of Maryland, College Park, MD. July 1995.

Advisory Roles/Board of Directors/Affiliations

Board of Directors: Pacific Institute. December 2010-Present. www.pacinst.org/

Advisory Board Member: U.C. Berkeley Labor Center. 2010-Present.

Board of Directors: Urban Habitat. June 3, 2009-Present. www.urbanhabitat.org

Committee Member: Chancellor's Community Partnership Fund. U.C. Berkeley May 2009-Present.

Faculty Affiliation: Robert Wood Johnson Health and Society Scholars Program, University of California, San Francisco and Berkeley (UCSF/UCB). 2008-Present.

Faculty Affiliation: U.C. Berkeley Labor Center. 2008-Present.

Faculty Affiliation: U.C. Berkeley Population Center. 2008-Present.

Advisory Board Member: Center for Cities and Schools, Department of City and Regional Planning, University of California at Berkeley. 2008-Present.

Faculty Affiliation: Center for Community Innovation, Department of City and Regional Planning, University of California at Berkeley. 2008-Present.

Reviewer: Health Impact Assessment Grant Program. Robert Wood Johnson Foundation and Pew Charitable Trusts. August 2009-April 2010.

Research Advisor: East Bay Green Corridor Partnership. 2008-2009.

Jury Member: California American Planning Association Awards. 2009.

Advisory Committee Member: The Opportunity Agenda. Health Disparities Mapping Project. 2008-2009.

Professional Memberships

Member American Planning Association (APA)

Member American Public Health Association (APHA)

Member Association of Collegiate Schools of Planning (ACSP)

MANAGING RESEARCHER

Dr. William A. Eisenstein

1830 Parker St. #1, Berkeley, CA 94703, weisenstein@berkeley.edu

EDUCATION

Ph.D. **University of California, Berkeley**
Environmental Planning, December 2005

M.C.P. **University of California, Berkeley**
City and Regional Planning, December 2000
Concentration in Env. Planning
Certificate in Geographic Information Systems

B.A. **Oberlin College**, Phi Beta Kappa
Highest Honors in History and Latin American Studies, May 1994

RECENT EMPLOYMENT

Executive Director, Center for Resource Efficient Communities, UC-Berkeley, July 2009 – present. Founding executive director of research center studying links between community design and energy, water, and carbon efficiency. In charge of all research, fundraising, organizational development, and strategic planning functions. See “Contracts and Grants below” for brief project descriptions

Principal, Eisenstein Consulting LLC, November 2008 – present. Projects include Sacramento – San Joaquin Delta Conservancy Strategic Plan, Delta National Heritage Area Feasibility Study Phase I, and Central Valley Flood Protection Plan (CVFPP)

Independent Consultant, October 2007 – December 2008. Projects included State of California Delta Vision Process, Cumulative Effects of Urbanization on the California Delta Study Scoping

Director, Delta Initiative, UC-Berkeley, June 2006 – Sept. 2007. Projects included the Delta Vision Charrette, The Great Delta Charrette, and *ReEnvisioning the Delta*

Independent Consultant, January 2001 – December 2005. Projects included *Greenbelt At Risk*, Caspar, CA Area Plan, and *Environmentalism and Smart Growth: Forging a New Consensus*

CONTRACTS AND GRANTS (written or overseen as Executive Director of CREC with principal investigator Prof. Louise Mozingo, unless otherwise noted)

California Energy Commission, from May 2012 to December 2014 for development of a pedestrian rating system, analysis of SB 375 implementation, and preparation of a guidebook on street design for California city attorneys

California Air Resources Board, from June 2012 to December 2013 for project entitled “Quantifying the Comprehensive Greenhouse Gas Co-Benefits of Green Buildings” (Profs. Ed Arens and Louise Mozingo, co-principal investigators)

Siemens, Inc., from September 2011 to September 2012 for assessment of data needs for better pedestrian planning (CREC share of \$200,000 research agreement; Profs. David Culler and Louise Mazingo, co-principal investigators)

American Rivers, from July 2011 to December 2012 for report on economic and ecological valuation of Central Valley floodplains

California Air Resources Board, from May 2011 to November 2012 for project entitled “Residential Energy Use and GHG Emissions Impacts of Compact Land Use Types”

California Energy Commission, from June 2010 to October 2012 for analysis of policy options to incorporate life-cycle assessment into transportation planning and policy (Profs. Ed Arens and Louise Mazingo, co-principal investigators)

California Energy Commission, from April 2010 to December 2010 for field testing of a pedestrian thermal comfort model, analysis of methods in the assessment of pedestrian-oriented developments, assessment of use of wireless devices in pedestrian surveys, identification of legal barriers to sustainable street design, and analysis of property value impacts of cool community designs

RECENT PUBLICATIONS

1. *Valuing Central Valley Floodplains: Insights from Ecological Economics*, report on contract to American Rivers, September 2012

2. *Greener Miles: Incorporating Life Cycle Assessment into Transportation Planning*, report on contract to California Energy Commission and UCLA Institute of the Environment, June 2012

3. *Life Cycle Assessment of Community Design Changes: Energy and Environmental Assessment of the Los Angeles Metro’s Orange and Gold Lines* (secondary author), report on contract to the California Energy Commission and UCLA Institute of the Environment, January 2012

4. *Building Energy Efficiency Communities: A Research Agenda for California*, report on contract to California Energy Commission, March 2010

5. “Planning California’s Waterscape,” *Access Magazine*, UC Transportation Center, Winter 2009 (with Matt Kondolf).

Edited/supervised

1. *Leveraging a New Law: Reducing Greenhouse Gas Emissions Under Senate Bill 375*, by Eliot Rose, Center for Resource Efficient Communities, UC-Berkeley, March 2011

2. *Hedonic Valuation of Residential Resource Efficiency Variables*, by Cynthia Kroll and Adam Cray, Center for Resource Efficient Communities, UC-Berkeley, December 2010

3. *Moving Beyond Prevailing Street Design Standards: Assessing Legal and Liability Barriers to More Efficient Street Design and Function*, by Steve Weissman, Meredith Wilensky and John Urgo, Center for Resource Efficient Communities, UC-Berkeley, December 2010

4. *Evaluating the Performance of Pedestrian-Oriented Developments: Summary of Site Visits and Research Design Options*, Center for Resource Efficient Communities, UC-Berkeley, December 2010

RECENT CONFERENCES AND PRESENTATIONS

“Bringing Life-Cycle Assessment into Transportation Planning,” American Planning Association annual conference, April 15, 2012

Comments to California Energy Commission, February 8, 2012

“Transportation Policy Research for Sustainable Cities,” 6th International Conference on Industrial Ecology, Berkeley, CA, June 8, 2011

“Slowing Climate Change: Why Environmental Design Must Save the World,” UC-Berkeley LAEP Lunchtime Colloquium, January 26, 2011

Modeling Human Thermal Comfort for Transportation Efficiency Improvements (poster), EEGlobal, Washington DC, June 2010;

LEAD RESEARCHER

Moira O'Neill, JD

2601 Warring Street, Building 6, Berkeley, California 94720

510-282-3706 moiraoneillhutson@berkeley.edu

EDUCATION

University of California, Hastings College of the Law, San Francisco, CA

Juris Doctor, *cum laude*, Order of the Coif, Thurston Society, 2006

Hastings Law Journal, Executive Managing Editor, 2005-2006; Member, 2004-2005

Published Note: *Delinquent or Disabled? Harmonizing the IDEA Definition of "Emotional Disturbance" with the Educational Needs of Incarcerated Youth*, 57 *Hastings L.J.* 1189

Regional Champion, ABA National Appellate Advocacy Competition, February 2005

Teaching Assistant, Legal Education Opportunity Program, 2004-2006 (Courses: Civil Procedure, Property, Environmental Law)

Recipient, *Witkin Award for Academic Excellence*: Appellate Advocacy (2004); Race, Racism & American Law (2005)

Golden Gate University, San Francisco, CA

Bachelor of Arts, *magna cum laude*, Political Science and Legal Studies, 2003

Worked full-time while completing undergraduate degree

ACADEMIC POSITIONS

University of California at Berkeley, College of Environmental Design

Legal Specialist, Center for Resource Efficient Communities (CREC)

November 2012–Present

Visiting Scholar, Center for Environmental Design Research (CEDR)

November 2011–October 2012

Interdisciplinary legal and policy research in municipal and environmental law and its impact on vulnerable populations.

ADMITTED

California, Ninth Circuit, Northern, Southern, Eastern and Central Districts of California

PRIOR LEGAL WORK EXPERIENCE

Meyers Nave Riback Silver & Wilson, A Professional Law Corporation, Oakland, CA
Associate, July 2008–January 2012

Public Law– Advise public housing authority on compliance with state and federal affordable housing law. Draft resolutions, local ordinances, requests for proposals and public contracts for various city agencies. Advise city agencies on how to comply with applicable state or federal law on all topics.

Writs and Appeals–Represent public entities involved in appeals, writ proceedings and complex litigation in state and federal court. Author and finalize appellate briefs, petitions, returns/answers, and motions and supporting memoranda in state and federal court. Train and supervise staff on correct citation format and creation of record.

Present oral argument. Draft client memoranda on likelihood of success and budget for potential or pending action. Draft client advisory alerts on significant California Supreme Court or United States Supreme Court opinions impacting public entities.

Successfully defended city and redevelopment agency against challenges to code enforcement brought simultaneously in state, federal and federal bankruptcy court, involving extensive motion practice in multiple forums.

Successfully defended on appeal a jury verdict and \$8.3 million award of damages for a city in a fraud concealment of defective design case.

Successfully moved to bifurcate plaintiff's claims under petition for writ of mandate under California Code of Civil Procedure section 1094.5 from federal claims brought under 42 U.S.C. § 1983, staying all discovery until resolution of state law claims and substantially minimizing discovery costs to city. City awarded summary judgment on all claims; affirmed by Ninth Circuit on appeal.

Howard Rice Nemerovski Canady Falk & Rabkin, A Professional Corporation, San Francisco, CA

Litigation Associate, March 2007–June 2008; *Law Clerk*, May–August 2005

Researched and drafted motions, discovery responses and memoranda for civil litigation and appellate matters in both state and federal court.

Represented U.C. Hastings at district court level in *Christian Legal Society v. Martinez* resulting in summary judgment: UC Hastings had no obligation to recognize student groups that discriminated on basis of sexuality or religion. Affirmed, 561 U.S. ____ (2010).

The Honorable Sandra Brown Armstrong, United States District Court, Northern District of California, Oakland, CA

Judicial Law Clerk, October 2006–February 2007

Researched, drafted and presented bench memoranda with recommendations regarding Court's actions on civil and criminal motions. Drafted orders. Evaluated criminal judgment and sentencing pleadings and reports and submitted sentencing recommendations.

United States Attorney, Environment and Natural Resources Unit, Civil Division, San Francisco, CA

Law Clerk, January–April 2006

Researched and drafted memoranda of law with recommendations on motions for civil litigation and environmental law matters.

Professor Lois Weithorn, University of California, Hastings College of the Law, San Francisco, CA

Research Assistant, May–December 2004

Researched juvenile justice topics, presented findings and drafted research memoranda.

The Honorable Martin J. Jenkins, United States District Court, Northern District of California, San Francisco, CA

Judicial Extern, May–August 2004

Researched, drafted and presented bench memoranda with recommendations regarding Court's actions on motions. Drafted orders. Evaluated writs of habeas corpus and submitted written analyses on merits of writs.

RESEARCHER/CONSULTANT

ERIN BURG HUPP

ERIN BURG HUPP

311 Coleridge Street, San Francisco, CA 94110

(415) 743-0221 | erin@hupp.org

- Experience** **Meyers Nave Riback Silver & Wilson** | Attorney | Sept. 2008 – May 2012* (2007 Summer Associate)
 Advised public entities on a diverse set of legal matters including The Ralph M. Brown Act, Public Records Act, Public Contract Code, Government Claims Act, Political Reform Act, ethics, conflicts, rules of procedure and decorum, elections, and state land use and zoning laws.
 Example work:
 Lead attorney for the 2010 City of Pinole zoning ordinance revision.
 Drafted the City of Union City Solid Waste Management and Plastic Bag Ordinances.
 Drafted the City of Pinole Smoking Ordinance and presented the same to the City Council.
 Negotiated and drafted license agreements between the City of San Leandro and service providers for the undergrounding of utilities and installation of fiber optic cables.
 Represented the Yulupa Water District in the negotiation of access and chlorination easements as well as eminent domain proceedings.
 Reviewed and revised the Yosemite Alpine Community Services District bylaws and rules of decorum.
 Lead a Meyers Nave State Green Building Code (CALGreen) training webinar for city staff.
**In May of 2012 I left the firm to have a child.*
- Clarion Associates** | Aug. – Dec. 2006 | Chapel Hill, NC
 Drafted affordable housing ordinances and researched vested rights for lead attorney.
- Midwest Environmental Advocates** | May - Aug. 2006 | Madison, WI
 Co-authored Land Use Law Toolkits that translated Wisconsin land use law into a citizen action guide.
- Triangle J Council of Governments** | May - Aug. 2005 | Raleigh, NC
 Co-authored a cost benefit analyses of open space in the Triange Area.

Education **The University of North Carolina at Chapel Hill** | May, 2008

Juris Doctor, Masters Degree in City and Regional Planning
Activities

Vice President of Environmental Law Project; Holderness Moot Court Member; Public Interest Peer Mentor; Legal Research and Writing Instructor

Grants and Fellowships

Steven Whitesell Memorial Fund Grant, 2007; American Planning Association Daniel J. Curtin, Jr. Fellow, 2006

The University of Wisconsin at Madison | May, 2002

Bachelor of Science in International Relations, Certificate in Environmental Studies

Publications *Authored*

Refining Green Building Regulations and Funding Green Buildings in Order to Achieve Greenhouse Gas Reductions, *The Urban Lawyer*, Vol. 42, No. 3, 2010.

Recent Trend in Green Buildings Laws: Potential Preemption of Green Building and Whether Retrofitting Existing Buildings Will Reduce Greenhouse Gases and Save the Economy, *The Urban Lawyer*, Vol. 41, No. 3, 2009.

Contributor

Chapter 5 (Sustainability Law) of Steve Mattas and Adam Lindgren's *California Land Use Practice*, a two-volume legal treatise published by Continuing Legal Education of the Bar (CEB), 2009.

Affiliations

Co-Chair of Sustainability Committee of the State and Local Government Section of the American Bar Association 2010-2011, Member of the Planning and Law Division of the American Planning Association

APPENDIX B: Preliminary Cost Proposal By Task and Budget Justification

Task	Labor	Employee Fringe Benefits	Subs, Consultants	Equipment	Travel Subsist	EDP	Copy Print	Mail Phone Fax	Materials and Supplies	Analysis	Misc.	Overhead	Total
1	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	\$ -	\$ -	\$ -	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	\$ 36,570	\$ 5,998	\$ 17,500	\$ -	\$ 2,500	\$-	\$ 250	\$ -	\$ 631	\$ -	\$ 4,700	\$ 6,815	\$ 74,963
4	\$ 29,737	\$ 17,159	\$ -	\$ -	\$ -	\$-	\$ 250	\$ -	\$ 631	\$ -	\$ -	\$ 3,244	\$ 51,021
5	\$ 16,105	\$ 1,786	\$ 7,000	\$ -	\$ -	\$-	\$ 250	\$ -	\$ 631	\$ -	\$ -	\$ 2,577	\$ 28,349
6	\$ 15,575	\$ 2,630	\$ 7,000	\$ -	\$ -	\$-	\$ 250	\$ -	\$ 631	\$ -	\$ -	\$ 2,609	\$ 28,694
7	\$ 14,628	\$ 2,399	\$ -	\$ -	\$ 500	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,753	\$ 19,280
8	\$ 10,741	\$ 1,788	\$ 3,500	\$ -	\$ -	\$-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,603	\$ 17,632
	\$ 123,356	\$ 31,759	\$ 35,000	\$ -	\$ 3,000	\$-	\$ 1,000	\$ -	\$ 2,524	\$ -	\$ 4,700	\$ 18,600	\$ 219,939

Budget Justification

Personnel:

- Louise Mozingo will serve as Principal Investigator. The PI will be responsible for coordinating project deliverables and acting as a liaison between CREC and ARB.
- Malo Hutson will serve as Co-Principal Investigator (\$9,467, one month summer salary). The Co-PI will be responsible for providing his expertise in creating appropriate measures for all data sets and will assist in the analysis of the data once collected.
- Moira O'Neill will serve as a Specialist (\$10,600/month at 35% effort for 18 months and 10% effort for 6 months). Moira will be responsible for building the legal research data set, providing analysis of the relevant law and policy, providing assistance with designing measures for the other data sets, contacting and interviewing appropriate city staff, coordinating the work of the Researcher/Consultant and Graduate Student Researchers, documenting the project and drafting the final report.
- Bill Eisenstein will serve as Coordinator (\$7,255/month at 5% effort for 9 months) and will be responsible for coordinating project deliverables and acting as a liaison between CREC and ARB.
- TBD, Graduate Student Researcher, (\$5,455/month at 49% effort during the academic year) will assist with developing the investment dataset.
- TBD, Graduate Student Researcher, (\$3,832/month at 20% effort during the academic year) will assist with developing the neighborhood change index.

Fringe Benefits:

The University of California, Berkeley Fringe Benefit Rates have been reviewed and federally approved by the Department of Health and Human Services for use by all fund sources for FY12-13. Rates beyond June 30, 2013 are estimates and are provided for planning purposes only. Future benefits rates are subject to review and approval by the Department of Health and Human Services on an annual or bi-annual basis. (The DHHS-approved fringe benefit rates are available online at: <http://spo.berkeley.edu/Policy/benefits/benefits.html>)

Consultant:

Funds are requested for a consultant in the amount of \$35,000. The consultant will assist with building the legal dataset, conducting interviews with city staff, and developing the neighborhood change index.

Domestic Travel:

Funds are requested for travel to and from the Southern California cases study sites, (two people, three trips, roundtrip airfare for each person per trip averaging \$250, whereas ground transportation could be shared and is budgeted at \$100/day, lodging is budgeted at \$125 per night per person, totaling \$750 for two people, three trips; travel related meals are budgeted at \$75 per day, per person for three full days, totaling \$450), in the amount of \$3,000.

Materials and Supplies:

Funds are requested for a total of \$3,468 in materials and supplies. This includes \$1,000 for printing costs, \$175 for digital dictation recording, \$1,300 for software, and \$993 in GAEL (liability insurance costs).

Other Direct Costs:

Funds are requested for a total of \$4,700 for public record request fees (\$2,000) and transcription costs (\$2,700).

Indirect Charges:

The Sponsor's rate of 10% is used to determine IDC. Indirect cost charges are calculated using modified total direct costs (which excludes equipment and the graduate student's tuition remission and health insurance, participant support, and subaward costs in excess of \$25,000 per subaward)

APPENDIX C: References

1. Chapple, K. (2009) Mapping Susceptibility to Gentrification: The Early Warning Toolkit. The Center for Community Innovation at UC Berkeley.
<http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf>. Last accessed March 15, 2012.
2. Saegert S, Fields D, Libman K (2011). Mortgage Foreclosure and Health Disparities: Serial Displacement as Asset Extraction in African American Populations, *Journal of Urban Health*, 88(3): 390-402.
3. Berube, A and Kneebone, E. Reversal of Fortune: A New Look at Concentrated Poverty in the 2000s. Washington DC: The Brookings Institution Metropolitan Policy Program.
http://www.brookings.edu/~media/research/files/papers/2008/8/08%20concentrated%20poverty%20kneebone/concentrated_poverty.pdf. Accessed April 5, 2012.
4. Kneebone E. The Suburbanization of American Poverty. Washington DC: The Brookings Institution Metropolitan Policy Program.
<http://www.brookings.edu/research/opinions/2009/10/19-poverty-kneebone>. Last accessed April 5, 2012.
5. Soursourian, M. Community Development Research Brief: Suburbanization of Poverty in the Bay Area. Federal Reserve Bank of San Francisco.
<http://www.frbsf.org/publications/community/research-briefs/Suburbanization-of-Poverty-in-the-Bay-Area.pdf>. Last accessed April 5, 2012.
6. Policylink. Why Place and Race Matter: Impacting Health Through a Focus on Race and Place
[http://www.policylink.org/atf/cf/%7B97c6d565-bb43-406d-a6d5-eca3bbf35af0%7D/WPRM%20FULL%20REPORT%20\(LORES\).PDF](http://www.policylink.org/atf/cf/%7B97c6d565-bb43-406d-a6d5-eca3bbf35af0%7D/WPRM%20FULL%20REPORT%20(LORES).PDF). Last accessed June 14, 2012.
7. Centers for Disease Control, Health Effects of Gentrification, [Internet]. CDC; [cited 2012 April 2]; Available from: <http://www.cdc.gov/healthyplaces/healthtopics/gentrification.htm>
8. Purdue W. (2005) Building Healthy Cities: Legal Frameworks and Considerations. In: Galea S and Vladov D (eds)., *Handbook of Urban Health: Populations, Methods and Practices*. Springer Science + Business Media, Inc., New York, p. 503-519.
9. *Urban Habitat v. City of Pleasanton*, Superior Court of California, Alameda County, Case No. RG06-293831, Order Granting Petition for Writ of Mandate, Dated March 12, 2010.
10. For example, California Government Code section 65580, subdivision (d) provides that local governments use their land use and planning powers to “make[] adequate provision for the housing needs of all economic segments of the community.”
11. *Carrico v. City and County of San Francisco*, 656 F.3d 1002 (9th Cir. 2011).
12. For example, Lennar Communities, Inc., entered into a Core Community Benefits Agreement with several community organizations in planning to redevelop the Hunters Point Shipyard/Candlestick Point Integrated Development Project in San Francisco, California.
<http://www.communitybenefits.org/downloads/Bayview%20Hunters%20Point%20CBA.pdf>. Last accessed on June 30, 2012.
13. *Latino Immigrant Communities and Equity in Transit Oriented Development*, Principal Investigator Professor Gerardo Sandoval. Funded by Oregon Transportation Research and Education Consortium. Information available at <http://otrec.us/project/544>. Last accessed on January 23, 2012.
14. Pendall R, Gainsborough J, Lowe K and Nguyen M (2012) Bringing Equity to Transit-Oriented Development: Stations, Systems and Regional Resilience. In Pindus N, Weir M, Weil H, and Wolman H (eds)., *Urban and Regional Policy and Its Effects: Volume 4*. Brookings Institution Press, p.148-192.

15. Benner C. and Tithi B. (2011) Social Equity and Transit-Oriented Development: Selecting Transit Priority Areas in Sacramento Sustainable Communities. The Center for Regional Change at UC Davis.
<http://regionalchange.ucdavis.edu/publications/TPA%20Social%20Equity%20Selection%20Report.pdf>. Last accessed January 14, 2013.
16. Pollack S, Bluestone B, and Billingham, C. (2010) Maintaining Diversity in America's Transit-Rich Neighborhoods: Tools for Equitable Neighborhood Change. The Dukakis Center for Urban and Regional Policy at Northeastern University.
<http://www.dukakiscenter.org/storage/TRNEquityFull.pdf>. Last accessed January 14, 2013.
17. Reconnecting America: Preservation in Transit-Oriented Districts: A Study on the Needs, Priorities, and Tools in Protecting Assisted and Unassisted Housing in the City of Los Angeles.
<http://reconnectingamerica.org/assets/PDFs/20120524LAHDTODPreservationFinal.pdf> Last accessed January 24, 2013.
18. See
http://www.policylink.org/site/c.lkIXLbMNJrE/b.5136671/k.E606/Transit_Oriented_Development.html for the toolkit on Transit Oriented Development.
19. Association of Bay Area Governments (2009). Development Without Displacement.
<http://www.bayareavision.org/initiatives/dwd-final.pdf>. Last accessed January 24, 2013.
20. Fullilove and Wallace, (2011). Serial Forced Displacement in American Cities, 1916-2010, *Journal of Urban Health*; 88(3):381-389.
21. Jutte D, LeWinn K, Hutson M, Dare R, Falk J, (2011). Bringing Researchers and Community Developers Together To Revitalize A Public Housing Project and Improve Health; *Health Affairs*, 30(11):2072-2078.
22. Habib R, Yassin N, Ghanawi J, Haddad P, and Mahfoud Z, (2011). Double jeopardy: assessing the association between internal displacement, housing quality and chronic illness in a low-income neighborhood, *Journal of Public Health*, 19:171-182.
23. Keene D and Geronimus A (2011). "Weathering" HOPE VI: The Importance of Evaluating the Population Health Impact of Public Housing Demolition and Displacement, *Journal of Urban Health*, 88(3):417-435.
24. Bowie J, Farfel M, Moran H (2005). Community Experiences and Perceptions Related to Demolition and Gut Rehabilitation of Houses for Urban Redevelopment, *Journal of Urban Health*, 82(4):532-542.
25. Cote J (2012) New Step to Widen Housing Options in San Francisco, *The San Francisco Chronicle*, May 22, 2012.
26. Greene D, Tehranifar P, Hernandez-Cordero L., Fullilove M (2011). I Used to Cry Every Day: A Model of the Family Process of Managing Displacement, *Journal of Urban Health*, 88(3):403-416.