

# Stemming the Tide of Displacement

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Federal Reserve Bank of San Francisco  
August 26, 2015

## Agenda

**8:30**            **Registration**

**9:00**            **Welcoming remarks**

John Moon, Federal Reserve Bank of San Francisco

**9:10 - 10:20**    **Panel 1: Research and analysis to support anti-displacement efforts**

James Pappas, California Housing Partnership Corporation

Sujata Srivastava, Strategic Economics

Miriam Zuk, The Center for Community Innovation at UC Berkeley

*Moderator:* Naomi Cytron, Federal Reserve Bank of San Francisco

**10:30 - 11:40**   **Panel 2: Putting research into action**

Margaretta Lin, The Dellums Institute

Shireen Malekafzali, San Mateo Health System

Jennifer Martinez, San Francisco Organizing Project/Peninsula Interfaith Action

Sam Tepperman-Gelfant, Public Advocates

*Moderator:* Elizabeth Wampler, San Francisco Foundation

**11:45 - 12:30**   **Facilitated discussion on next steps**

**12:30**            **Adjourn**



## Speaker Biographies

### **Naomi Cytron**

#### **Federal Reserve Bank of San Francisco**

Naomi Cytron is a Senior Research Associate in the Community Development department at the Federal Reserve Bank of San Francisco. Much of her research has focused on neighborhood change and regional equity, and she has authored numerous reports and articles on topics ranging from concentrated poverty to transit-oriented development. She was the senior editor of *What Counts: Harnessing Data for America's Communities*, a volume of essays published in 2014 by the San Francisco Fed and the Urban Institute ([www.whatcountsforamerica.org](http://www.whatcountsforamerica.org)). Prior to joining the Fed, Naomi worked as a consultant on affordable housing finance and managed a fair housing testing program. Naomi has a master's degree in city and regional planning from the University of North Carolina at Chapel Hill and a bachelor's degree in biology from Macalester College.

### **Margaretta Lin**

#### **The Dellums Institute**

Margaretta has been a government official, civil rights lawyer, and social enterprise innovator. She is currently a Principal at The Dellums Institute: Partners for Global Health + Justice, a new venture addressing climate, racial, and income justice. Margaretta served as the Deputy City Administrator and Director of Strategic Initiatives for the City of Oakland and Senior Advisor to Mayor Dellums. Prior to government service, she served as Director of Community Economic Justice for the East Bay Community Law Center, Founding Director of Youth Together, researcher at ARC Associates, and Staff Attorney at Public Advocates. At the City of Oakland, Margaretta led the development of housing equity and community development initiatives, including a comprehensive set of housing equity policies (the Oakland Housing Equity Roadmap), a community revitalization without displacement plan for International Boulevard Corridor, comprehensive foreclosure prevention and mitigation strategies, and a one-stop housing services center. Margaretta received a J.D. and Masters in Asian Studies from UC Berkeley, and a B.A. in Asian Studies and Religious Studies from University of Virginia.

### **Shireen Malekafzali**

#### **San Mateo County Health System**

Shireen Malekafzali is Senior Manager for Policy, Planning and Equity at the San Mateo County Health System leading the Health Policy and Planning Program (HPP), Epidemiology Unit, and the Get Healthy San Mateo County Initiative. HPP focuses on building healthy, equitable communities by supporting the conditions that enable everyone in San Mateo County to reach their full potential. HPP's work includes an emphasis on a healthy local economy, stable and affordable housing, safe and complete neighborhoods, and healthy schools with strong educational opportunities. Shireen has over 15 years of experience advancing health and equity through community partnerships, policy, research, advocacy, grantmaking and technical assistance. Prior to her current position, she was an associate director at PolicyLink, a national policy and research institute advancing economic and social equity. She has a master's degree in public health, an undergraduate degree in environmental science and a passion for a just democracy.



**Jennifer Martinez**  
**San Francisco Organizing Project/Peninsula Interfaith Action**

Jennifer Martinez is the Executive Director of the San Francisco Organizing Project/Peninsula Interfaith Action. Jennifer has been an organizer for 10 years where her work has focused on affordable housing, public education reform and immigrant rights. Jennifer has a BA from Stanford University and an MA and PhD from the University of Nottingham, England. Her graduate research focused on social movement strategies in the struggle for housing and land rights in Venezuela and South Africa, and in 2011, her PhD won the British International Studies Association thesis of the year award. Jennifer has several published works and continues to write about the ways in which social movements transform people and places.

**John Moon**  
**Federal Reserve Bank of San Francisco**

John Moon leads outreach and engagement at the Federal Reserve Bank of San Francisco's community development department. His team supports a wide range of initiatives that address the needs of low-income communities and individuals throughout the Fed's nine-state western region. Facilitating financing/investing, supporting multi-sector collaboratives, and focusing on larger systems barriers in lower-income urban and rural markets are a particular focus of the team. John has extensive social change experience in the public and private sectors including work at Living Cities, the Federal Reserve Board of Governors, U.S Treasury's CDFI Fund, the City of Seattle, Federal Home Loan Bank of Seattle, Fleetbank, and the Los Angeles Philharmonic. John earned his Bachelor's degree from UCLA and a Master's in Public Policy from the Kennedy School of Government at Harvard University.

**James Pappas**  
**California Housing Partnership**

James Pappas manages CHPC's preservation clearinghouse providing data on affordable housing throughout California to partners in state and local government as well as nonprofit housing developers. He supports preservation of affordable housing through owner outreach and analysis in partnership with local agencies and community-based groups. James supports affordable housing policy efforts at the state and federal level through communications and research. Prior to joining CHPC, James had worked for over seven years in health and social services including work at a clinic focused on mental health services to address HIV and AIDS and at UCSF Children's Hospital where he provided logistical support to families with sick children from all over California and beyond. James has a B.A. from Eugene Lang College of the New School University and a Master of City Planning from the Department City and Regional Planning at UC Berkeley's College of Environmental Design.

**Sujata Srivastava**  
**Strategic Economics**

Sujata Srivastava is a Principal at Strategic Economics, a real estate consulting firm based in Berkeley, CA. She specializes in economic development, real estate market analysis, and fiscal impact analysis, with a particular focus on the economics of infill development. Her recent projects include affordable housing impact fee nexus studies for San Mateo County, a community benefits strategy for the Mountain View El Camino Real Precise Plan, and an economic development strategy for the city of Pleasanton. Ms. Srivastava holds a Master's degree in City and Regional Planning from the University of California at Berkeley. She received her B.A. from Mount Holyoke College. She is a fluent Spanish speaker, and is proficient in Hindi and Portuguese. Ms. Srivastava serves on the Board of Directors for Datacenter, a nonprofit organization that promotes social justice through strategic research, training, and collaborations.



**Sam Tepperman-Gelfant**  
**Public Advocates**

Sam Tepperman-Gelfant is a senior staff attorney at Public Advocates, a civil rights law firm. Since joining the organization in 2007 he has advocated at the local, regional, and state levels for affordable housing and development that creates fair opportunities for people of all incomes and races. His work tackles issues of gentrification and displacement in low-income urban neighborhoods and the need for more affordable housing in exclusive suburbs, as well as transit equity and climate and environmental justice. Since 2010, Sam has worked with the 6 Wins Network, a Bay Area social justice coalition fighting for just, sustainable and healthy development in the Bay Area. In 2013 Sam won a California Lawyer Attorney of the Year (CLAY) Award and was named one of 50 Lawyers on the Fast Track by The Recorder. He graduated from Harvard College in 2000 and received his J.D. from Harvard Law School in 2005.

**Elizabeth Wampler**  
**San Francisco Foundation**

Elizabeth Wampler is the Associate Initiative Officer for Great Communities Collaborative (GCC) at the San Francisco Foundation (TSFF). She leads the programmatic work of GCC, working with grantees and partners to move TOD planning into implementation, identifying and providing technical assistance, and is currently leading GCC's Strategic Plan, which will set the stage for how GCC works to create great communities in the Bay Area moving forward. Before coming to TSFF, Elizabeth worked for Reconnecting America where she was deeply engaged in transit and TOD-focused technical assistance projects at the regional and the corridor scale in the San Francisco Bay Area, Denver, Los Angeles and Twin Cities. Elizabeth co-authored several publications including *Are We There Yet? Creating Complete Communities for 21st Century America*. Elizabeth created typologies as a tool for implementing TOD; developed strategies for housing preservation and production in transit-rich locations; and explored the connection between jobs, workforce development and transit. Prior to Reconnecting America, Elizabeth worked on the southwest side of Chicago with local nonprofits on pressing community development issues. She attended the University of Chicago as an undergraduate, and received a Masters of City Planning from the University of California at Berkeley.

**Miriam Zuk**  
**The Center for Community Innovation at UC Berkeley**

Miriam Zuk, Ph.D. is project director and postdoctoral research fellow at the Center for Community Innovation. She has 15 years of experience in the fields of environmental justice and equitable development. Dr. Zuk currently leads the Center's work on residential displacement in the Bay Area in collaboration with the Association of Bay Area Governments, the Metropolitan Transportation Commission and seven community-based organizations. She also teaches research design and writing to graduate students in the Department of City and Regional Planning at UC Berkeley. Dr. Zuk completed her Ph.D. in 2013 at UC Berkeley in the Department of City and Regional Planning. She previously served as the Deputy Director of Air Quality Research for the Mexican Ministry of Environment. Dr. Zuk received her M.S. in Technology and Policy from MIT and her B.A. in Environmental Sciences from Barnard College.

