Conference Agenda and Program

Housing and Cities:
Mastering New Challenges

Sixth Annual Berkeley Conference on Housing and Urban Policy

Sponsored by
Berkeley Program on Housing and Urban Policy

Friday, March 11, 2005
Andersen Auditorium
Haas School of Business
University of California, Berkeley

Goldman School of Public Policy
Haas School of Business
College of Environmental Design

Institute of Business and Economic Research
Fisher Center for Real Estate and Urban Economics
“Housing and Cities: Mastering New Challenges”
Sixth Annual Berkeley Conference on Housing and Urban Policy
Friday, March 11, 2005
Andersen Auditorium, Haas School of Business

Agenda

8:00am-9:00am Registration and Morning Coffee

9:00am-9:10am Introductions
John Quigley, UC Berkeley
Richard Lyons, Haas School of Business

9:10am-9:40am “Housing And Cities: Mastering New Challenges”
Mayor Gavin Newsom, Keynote Address

9:40am-10:30am “Urban Housing Policy: New Frontiers”
Moderator: Rucker Johnson, UC Berkeley
Panelists:
Xavier de Souza Briggs, MIT
Karen Chapple, UC Berkeley
Patricia Wiggins, California State Assembly [ret.]

10:30am-10:45am Break

10:45am-12:15pm “The Future of Section 8: The Next Welfare Reform?”
Moderator:
Ophelia Basgal, Housing Authority of Alameda County
Panelists:
Jean Ross, California Budget Project
Barbara Sard, Center on Budget and Policy Priorities
Stephen Schneller, US HUD (San Francisco)
Michael Wiseman, George Washington University

12:15pm-1:15pm Lunch

1:15pm-2:30pm "Fairness in Housing and Mortgage Lending"
Moderator:
Dean Christopher Edley, Jr., Boalt Hall School of Law
Panelists:
Stephen Ross, University of Connecticut
Paul Smith, US HUD (San Francisco)
Peter Zorn, Freddie Mac

2:30pm Adjourn; Reception
Participating Speakers

Ophelia Basgal is Executive Director of the Housing Authorities of Alameda County and Dublin, California and has 30 years of experience in affordable housing development and management. Basgal was appointed by the Alameda County Board of Supervisors to the Alameda County Employees’ Retirement Association’s Board of Retirement in 2003 and currently serves as a member of its Investment, Operations, By-Laws, and Governance committees. She has served in varying capacities on the boards of Merritt Community Capital Corporation, Oakland Museum Foundation, Center on Housing Policy and University of California’s Puente Program. Basgal also served on the bipartisan national Millennial Housing Commission. She has coauthored an article in Housing Policy Debate on centralization issues in the Section 8 program and has spoken to university and other audiences concerning prospects for the program’s future. She has served as a member of the Negotiated Rulemaking Committee on the Section 8 contract renewal process and a consultant on US Department of Housing and Urban Development (HUD) Section 8 contracts. She holds the Bachelor of Arts degree with distinction from Arizona State University and a Master’s degree in Social Welfare Administration from UC Berkeley.

Xavier de Souza Briggs is Associate Professor of Sociology and Urban Planning at the Massachusetts Institute of Technology. He directs MIT’s Community Problem-Solving Project (http://www.community-problem-solving.net). He also is a faculty affiliate of The Urban Institute and Harvard University’s Joint Center for Housing Studies. His main research interests are in racial and ethnic diversity, inequality, and democracy in cities across the globe. He teaches negotiation and collaborative problem-solving, strategy, and housing and community development topics. Briggs is completing an edited volume, The Geography of Opportunity: Race and Housing Choice in Metropolitan America (forthcoming, Brookings Institution Press, May 2005), and leading several research projects: a multi-city study of an anti-poverty experiment in “moving to opportunity” in America; a study of local collective action and the civics of change in the U.S., Brazil, South Africa, and India; a survey study of interracial (“bridging”) networks and segregation in American communities; and a study of family exposure to neighborhood poverty over time. He was appointed by President Clinton to the post of Deputy Assistant Secretary for Policy and Research at the U.S. Department of Housing and Urban Development, where he served from 1998 to 2000. Briggs holds an engineering degree from Stanford, an MPA from Harvard, and a Ph.D. from Columbia University, and has held fellowships with the National Science Foundation, American Sociological Association, and Rotary International. He is a former faculty member at Harvard University’s John F. Kennedy School of Government.

Karen Chapple is Assistant Professor of City and Regional Planning at UC Berkeley, specializing in local economic development, poverty, and metropolitan planning. A research grantee of the National Science Foundation, the Brookings Institution, the UC Institute for Labor and Employment, and the Irvine Foundation, Chapple’s current research uses mixed methods analyzing the role of intermediaries in the IT workforce, the transformation of the structure of employment opportunity in U.S. metropolitan regions, and the rise of regional collaboratives for workforce development. Before her academic career, she worked for a decade as a city planner focusing on economic development, land use, and transportation in New York City and the San Francisco Bay Area. Her dissertation won the Barclay Gibbs Jones Award for Best Dissertation in Planning in 2000. Her research has appeared in Economic Development Quarterly, Journal of Planning Education and Research (on which she now serves as co-editor), Urban Geography, Journal of Urban Affairs, Journal of Urban Technology, and Citiescape. She served briefly on the faculty of the Humphrey Institute of Public Affairs at the University of Minnesota before joining the faculty at Berkeley. She did her undergraduate work at Columbia University, earned a Masters in City and Regional Planning from the Pratt Institute, and received her doctorate in City and Regional Planning from UC Berkeley.

Christopher Edley, Jr. joined Boalt Hall School of Law at UC Berkeley as Dean and Professor in 2004, after 23 years on the law faculty at Harvard University. Among his presidential appointments, he served as President Jimmy Carter’s assistant director of the White House domestic policy staff. In the Clinton administration, he worked as associate director for economics and government at the White House Office of Management and Budget from 1993 to 1995 and as special counsel to the president in 1995, directing a White House review of affirmative action. He returned to the Clinton White House in 1997 as a consultant to the president’s advisory board on the race initiative. Edley's academic work is primarily in the area of civil rights, with additional concentrations in public policy and administrative law. He has taught federalism, budget policy, Defense Department procurement law, national security law and environmental law. Edley is a co-founder of the Civil Rights Project, a renowned multidisciplinary research and policy think-tank focused on issues of racial justice. From 1999 to early 2005, he served on the bipartisan U.S. Commission on Civil Rights. Edley is also a member of the National Commission on Federal Election Reform. His books include Not All Black and White: Affirmative Action, Race and American Values (Farrar, Straus and Giroux, 1998), which grew out of his work as special counsel to President Clinton, and Administrative Law: Rethinking Judicial Control of Bureaucracy (Yale University Press, 1992). Edley did his undergraduate work at Swarthmore College, and he earned a law degree and a Masters in public policy from Harvard, where he served as an editor and officer of the Harvard Law Review.

Rucker Johnson is Assistant Professor at the Goldman School of Public Policy, UC Berkeley. He received a Ph.D in economics from the University of Michigan in 2002, where his training focused on various areas of applied microeconomics. His doctoral research received three national dissertation awards, from the Association of Public Policy Analysis and Management, the Upjohn Institute, and the National Economics Association. Johnson was Robert Wood Johnson Scholar in Health Policy at the University of Michigan during 2002-2004. His research emphasizes issues of poverty and inequality in the fields of labor, urban, and health economics. His work appears in such publications as the Journal of Policy Analysis and Management.

Richard Lyons is Sylvan Coleman Professor of Finance at the Haas School of Business, UC Berkeley, where he became Acting Dean in December 2004. His pioneering work in international finance and foreign exchange, The Microstructure Approach to Exchange Rates, was published by MIT Press in 2001. Prior to Berkeley, Lyons taught at Columbia University and held research posts with the Board of Governors of the Federal Reserve Board, the Organization for Economic Cooperation and Development (OECD), and SRI International. He is a research associate of the National Bureau of Economic Research (NBER), a member of the Council on Foreign Relations, and serves on the editorial boards of California Management Review and Journal of Financial Markets. He has been awarded the Haas School’s Earl F. Cheit Award for Excellence in Teaching six times and has also received the campus’ highest teaching honor, the Berkeley Distinguished Teaching Award. Lyons graduated with highest honors from the
undergraduate business program at UC Berkeley and holds a Ph.D. in economics from the Massachusetts Institute of Technology.

**Gavin Newsom** is Mayor of the City and County of San Francisco. Mayor Newsom is a fourth generation San Franciscan and served on the San Francisco Board of Supervisors from 1997 until late 2004. Prior to that he was appointed to the Parking and Traffic Commission and served as its President. He graduated from Santa Clara University in 1989 with a Bachelor of Arts in Political Science and enjoyed a successful career as a small businessman before entering politics. Mayor Newsom's term in office since his election in December 2003 has been marked by strong leadership in diverse policy areas relating to housing and homelessness, civil rights, neighborhood improvement, balanced economic development, and environmental stewardship, among others.

**John Quigley** is the I. Donald Terner Distinguished Professor of Affordable Housing and Urban Policy, and Professor of Economics, at UC Berkeley. In addition to the Department of Economics, he also holds appointments in the Goldman School of Public Policy and the Haas School of Business. He directs the Berkeley Program on Housing and Urban Policy. His substantive interests include the operation of urban housing and labor markets, urban transport systems, local public finance, and intergovernmental relations. He is the author or editor of eleven books and many professional papers. Quigley has served as vice-president of the Association for Public Policy Analysis and Management and as president of the American Real Estate and Urban Economics Association. He has served as editor-in-chief of *Regional Science and Urban Economics* and is on the editorial boards of several other journals. He has served as a consultant to many federal agencies (e.g., General Accountability Office), international agencies (e.g., World Bank), nonprofit organizations (e.g., Social Science Research Council), and a variety of private firms.

**Jean M. Ross** is founding Executive Director of the California Budget Project in Sacramento. Her prior professional experience includes serving as Principal Consultant to the Assembly Revenue and Taxation Committee; Senior Consultant to the Assembly Human Services Committee, where she staffed the California Legislature's Joint Select Committee on the Changing Family; and Assistant Research Director of the Service Employees International Union in Washington, DC, where she was responsible for coordinating the union's research on tax, budget, and employment policy issues. Ross serves on the Board of the Washington, DC-based Institute on Taxation and Economic Policy, the Advisory Committee of California's Franchise Tax Board, and the Board of the California Tax Reform Association. She is a frequent speaker and has written widely upon workforce and fiscal policy issues. She graduated from the UC Santa Cruz and has a master's degree in City and Regional Planning with a concentration in Regional Economics from the UC Berkeley. She was selected as a Senior Fellow of the UCLA School of Public Policy and Social Research in 2000-01.

**Stephen L. Ross** is Associate Professor in the Department of Economics at the University of Connecticut. He has developed a national reputation based on academic and applied public policy research in the areas of mortgage lending and housing discrimination. He also has conducted research on a variety of topics within the field of urban economics, including racial differences in homeownership, racial segregation, and minority outcomes in urban labor markets. His research has been published in the *Review of Economics and Statistics, Economic Journal, Social Problems, Journal of Urban Economics*, among other journals. Ross is coauthor, with John Yinger, of *The Color Of Credit: Mortgage Discrimination, Research Methodology, And Fair-Lending Enforcement* (MIT Press, 2002).

**Barbara Sard** is Director of Housing Policy at the Center on Budget and Policy Priorities (CBPP) in Washington, D.C., and has been with CBPP since 1997. In its housing analyses CBPP focuses on housing voucher programs and the intersection between housing and welfare reform, nationally and at the state and local levels. Earlier Sard was Senior Managing Attorney Greater Boston Legal Services' Housing Unit, where she worked for more than 19 years. She began her career as a legal services attorney in 1974 after graduating from Harvard Law School, and has specialized ever since in family welfare, homelessness and housing. She is a leading expert on tenant-based rental assistance and serves on the board of the National Low Income Housing Coalition. In May 2004 she was elected as one of the five members of the Board of Commissioners of the Brookline (MA) Housing Authority.

**Stephen Schneller** is Acting Director of Public Housing for Northern California and Nevada with HUD. Temporarily located in San Francisco, he hails from the Louisville, Kentucky office where he is a Division Director. He has a Masters' Degree in Public Administration from the University of Louisville and has been with HUD since 2000. Prior to that he was an executive director for a nonprofit housing and social services agency and an officer in the U.S. Navy.

**Paul E. Smith** is Chief of the Intake Branch, Office of Fair Housing and Equal Opportunity, in HUD's San Francisco office. He served as Chief of the Investigations Branch from 1991 to 1996, and an investigator from 1989 to 1991. Prior to his position at HUD he was Fair Housing Program Director at Mid-Peninsula Citizens for Fair Housing, Assistant Director of Operation Sentinel, South County Director and Staff Attorney at Eden Council for Hope and Opportunity, Economic Development and Land-Use Aide for Alameda County Supervisor John George, and an attorney in private practice. Smith joined the California Bar in 1979.

**Pat Wiggins** represented California's Seventh District in the State Assembly, covering parts of Napa, Sonoma, and Solano counties, for three terms from 1998 until 2004, when she retired from that body due to term limits. Among other posts, she chaired the Assembly's Banking and Finance Committee. In 2000, she founded the Legislature's Smart Growth Caucus, an unprecedented coalition of 47 lawmakers helping California pursue land use policies that are economically, environmentally and socially sustainable. Wiggins authored AB 857 (2002), the most comprehensive state land-use planning legislation in thirty years. The bill established California's spending priorities for future growth to help prevent sprawl, and to promote compact development and greater social equity. She also crafted legislation facilitating farmworker housing, promoting mixed-use development, and increasing funding for agricultural protection. Wiggins began her political career in local government, serving as member of the Santa Rosa City Council.

**Michael Wiseman** is Research Professor of Public Policy, Public Administration, and Economics at George Washington University and a Visiting Scholar in the Office of Policy of the Social Security Administration. His research interests include social welfare policy, state and national welfare reform initiatives, regional economic development, and public finance. He has served as consultant on public assistance management and program evaluation in various countries (United Kingdom, Germany, and South Africa), for various federal agencies (Congressional Research Service, General Accounting Office, USDA’s Economic Research Service, and Department of Health and

**Peter Zorn** is Vice President for Housing Economics at Federal Home Loan Mortgage Corporation (Freddie Mac), and has also served as its Director of Financial Strategy and Policy Analysis. He was on the faculty of the Department of Consumer Economics and Housing at Cornell University from 1982 through 1994. His work at Freddie Mac focuses on mortgage prepayment and default modeling, fair lending, and equal access to mortgage credit, with particular emphasis on the impacts of automated loan processing and risk-based pricing. He has recently conducted studies of barriers that minorities face in becoming homeowners, the factors driving borrowers to the sub-prime market and the difficulties consumers have in obtaining and maintaining good credit. His work has been published in *Real Estate Economics, Journal of Housing Economics, Housing Policy Debate,* and *Journal of Real Estate Finance and Economics,* among other journals. Zorn received a BA in History from Marlboro College in 1975 and a Ph.D. in Economics from UC Davis in 1982.
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