

# Zoning Reforms That Improve Access to Housing for All: Evidence and Lessons for Advocates

## Speaker Biographies

**Angela D. Brooks** is the Director of the Illinois office of the Corporation for Supportive Housing. She currently serves on the Chicago Board of Zoning Appeals, the Illinois Affordable Housing Advisory Commission, and is co-chair of the national Housing Supply Accelerator helping communities meet the housing needs of residents. Brooks is a native of Seattle and a graduate of Jackson State University, where she received her Bachelor of Arts in Urban Studies, and the University of New Orleans, where she received a Master of Urban and Regional Planning. An active member of APA since graduate school, Brooks has held numerous leadership positions in the Housing and Community Development Division, Planning and the Black Community Division, Diversity Task Force, Washington Chapter, and co-chair of the Housing Policy Guide. She is a member of Alpha Kappa Alpha Sorority, Inc. and The Links, Incorporated.

**Yonah Freemark** is a principal research associate in the Metropolitan Housing and Communities Policy Center at the Urban Institute. He is the research director of the Land Use Lab at Urban. His research focuses on the intersection of land use, affordable housing, transportation, and governance. He has published peer-reviewed scholarship in numerous journals, including *Urban Affairs Review*, *Politics & Society*, *Housing Policy Debate*, and the *Journal of the American Planning Association*. Previously, Freemark worked for Chicago's Metropolitan Planning Council and has written for the *New York Times*, *Next City*, and *CityLab*, among other publications. He holds master's degrees in city planning and in transportation, as well as a PhD in urban studies from the Massachusetts Institute of Technology. He lives along the U Street Corridor in Washington, DC, and is an appointed member of the ANC 2B Land Use Committee.

**Alyia Gaskins**, a tenacious fighter for families, communities, and health equity, was elected to City Council in 2021 and is serving her first three-year term. She is dedicated to building a healthier, more prosperous Alexandria for all. Alyia understands both how stable jobs, good schools, and affordable housing positively affect health and how to advance policies and programs to ensure all families can access these critical resources. Currently, she is a Senior Program Officer at the Melville Charitable Trust, a national philanthropic organization devoted to ending homelessness, where she leads efforts to advance housing justice through better land use policies. Alyia attended Vanderbilt University, where she majored in medicine, health, and society, and later went to the University of Pittsburgh, where she earned a master's degree in public health. More recently, she honed her policy chops with a master's in urban planning at Georgetown and earned a Professional Certificate in Municipal Finance from the University of Chicago. She lives in the West End with her husband, son, daughter, and beagle. Alyia recently announced she is running for mayor in Alexandria.

**Jorge González-Hermoso** is a research associate in the Metropolitan Housing and Communities Policy Center at the Urban Institute, where he focuses on small businesses and community development finance. His research also explores issues related to transportation, public spaces, and the racial wealth gap. González-Hermoso's work has been featured in the *New York Times*, *CityLab*, *Planetizen*, *Curbed*, and other outlets. He has also been quoted in *Politico*, NPR, *Next City*, and *Governing* and has made appearances on *Telemundo* and *Univision*. Before joining Urban, González-Hermoso worked for Mexico's Office for Asset Management and Disposal, coordinating initiatives to repurpose unused government-owned land and rail infrastructure. González-Hermoso earned his BA in international relations from the Instituto Tecnológico Autónomo de México and earned his MPP from the University of Chicago, where he was a Fulbright grantee and a Dean's scholar.

**Dan Rosensweig** has been the director of Habitat for Humanity of Greater Charlottesville since February 2009. His work with Habitat follows more than a decade of community service with local housing agencies. As a former board member for the Piedmont Housing Alliance, he was part of saving 150 of the area's most vulnerable residents from eviction and, as a founding member of the Friends of Equitable and Affordable Housing, he worked with the future mayor and vice- mayor to elevate fair and affordable housing in the City's strategic plan. He is currently on the City's Housing Advisory Committee and has taught courses at the University of Virginia in the Bachelor of Interdisciplinary Studies Program. He previously served as co-chair of Habitat for Humanity International's Public Policy and Solutions Task Force, helping shape a five-year advocacy and policy solutions campaign to reduce the cost burden of housing for more than 10 million Americans. His book, *Retro Ballparks: Instant History, Baseball and the New American City* (University of Tennessee Press, 2005) explores the political and social implications of urban renewal centered on large-scale, sports-facility-oriented projects. His 2015 Tedx talk, entitled "*Partners Not Saviors – A new model for Mixed Income Communities*" asks the question, "What if we could reinvest in communities without displacing, replacing and erasing their cores? And what if we could do it in a way that helps long-time residents embrace and welcome the new, rather than fearing and resenting it?" In his talk, he describes Habitat's groundbreaking work in appreciative community development and redeveloping trailer parks into mixed income communities without any resident displacement. Dan's work pioneering asset-based community development and trailer park transformation earned him the prestigious "Game Changer" award by the Virginia Housing Alliance in 2016. Dan earned a BA from the University of Texas, an MA from Georgetown University and a PhD in English from the University of Virginia.

**Christina Plerhoples Stacy** is a principal research associate in the Metropolitan Housing and Communities Policy Center at the Urban Institute where she specializes in urban economics, equity, and inclusion. Her work focuses on the intersection of economics and urban spaces and how housing, transportation, local economies, health, and crime interact. Stacy is currently studying whether and how rent control and inclusionary zoning can increase the supply of affordable housing and access to opportunity for people with low incomes and for people of color. She is also leading a randomized controlled trial of an unconditional and conditional cash transfer program coupled with job training aimed at reducing youth violence. And she is evaluating a two-generational school and program in Puerto Rico that serves both youth and their families. In the transportation realm, Stacy is studying how autonomous vehicles can best be regulated to increase equity, and she is working with a team to create tools to simulate the impacts of various transit modifications on equity at the local level. She is also working with a community group in South Dallas to identify case studies of other regions that have increased transportation equity in communities of color to inform best practices for the Dallas region. Stacy is also leading projects more broadly related to philanthropy, including an evaluation of a racial-equity-and-justice funding initiative and an evaluation of the Robert Wood Johnson Foundation's Culture of Health Prize. Finally, Stacy is working with partners throughout the country to provide data and evidence to help local leaders utilize federal recovery dollars in an inclusive and equitable manner. Stacy serves on the board of the Alexandria Housing Development Corporation. Before joining the Urban Institute, Stacy earned her bachelor's degree from Boston College, her master's degree from the University of Pittsburgh's Graduate School of Public and International Affairs, and her PhD from Michigan State University in agricultural, food, and resource economics.

**Mark Treskon** is a principal research associate in the Metropolitan Housing and Communities Policy Center at the Urban Institute. His current projects include an evaluation of financial coaching programs and a study measuring the effects of arts-related initiatives on community development. His research interests include housing and homeownership policy as well as neighborhood development and change. Treskon has published peer-reviewed articles and book chapters on community-based planning, home lending policy advocacy, and the arts economy. He has a broad background in quantitative and qualitative research and geographic information systems. Previously, Treskon worked on policy issues around taxation, higher education, and economic development at the Center for Working Families. He has also researched housing and home lending issues for the National Low Income Housing Coalition and the National Community Reinvestment Coalition. Treskon has a bachelor's in geography from the University of Chicago, a master's in urban planning from the University of Toronto, and a PhD in sociology from New York University.