

Expert Report of john a. powell in Davis v. CMHA

I. Introduction

Across the United States, the public housing stock is in great need of repair and rehabilitation. Where scarce funds are allocated for that purpose, they meet a growing demand for low-income residents to enjoy safe, improving neighborhoods proximate to public transportation and employment opportunities. This is especially true where public housing is located in neighborhoods with relatively lower levels of poverty and improving economic conditions, such as Westwood, Cincinnati.

In 2006 the Defendant, Cincinnati Metropolitan Housing Authority ("CMHA) submitted a grant application to the United States Dept. of Housing and Urban Development ("HUD") to rehabilitate the scattered site, public housing residence at 2329 Harrison Avenue ("2329 Harrison".) Specifically, CMHA sought and was awarded federal funds to install central air conditioning, fully remodel the kitchens and update all electrical systems in the 12 unit building built approximately 40 years ago. The planning for modernization was completed by mid-2011.

CMHA notified the families residing in the 12 units on Harrison Avenue that the federally funded modernization plan to rehabilitate the units would require them to relocate. The residents at 2329 Harrison were relocated in June, July, and August of that year. The relocation plan was based upon Defendant's Transfer Policy, and the residents were not offered the opportunity to return.

In August, 2011, Defendant's Board of Directors was scheduled to consider the bids publicly received for the modernization contract and award the contract accordingly. Instead, the Board refused to approve the modernization solicitation. The only public opposition to the staff recommendation to modernize the building came from members of the "Westwood Civic Association," who also picketed the meeting, Plaintiffs contend that this refusal to modernize the public housing building at 2329 Harrison was a violation of their rights, and has a racial and community impact.

It is my expert opinion that the empirical evidence supports Plaintiffs' contentions. Specifically, the available data indicates that the 2329 Harrison Avenue location is in an area of improving economic condition, proximate to accessible public transit in a main corridor to downtown Cincinnati. There are only 41 units of public housing in the neighborhood of Westwood. Therefore, denying its own federally funded modernization plan has the effect of excluding low-income public housing residents from meaningful fair housing options and may be evidence of disproportionate racial impact, and thereby a violation of fair housing rights.

CMHA has agreed to develop public housing in Hamilton County beyond the boundaries of the City of Cincinnati. The outcome of the 2329 Harrison building may portend the future of public housing units located in improving, higher opportunity neighborhoods throughout the region. Local opposition to modernization and rehabilitation results in effective denial of public housing residents of housing in all but the most distressed and low opportunity neighborhoods. The racial segregation and economic isolation of public housing residents in the Cincinnati metropolitan region has not only harmed the life chances of these individuals, but the harms the long-term prospects and vitality of the region as a whole.

II. Statement of Qualification

I am the Executive Director of the Haas Diversity Research Center and hold the Robert D. Haas Chancellor's Chair in Equity and Inclusion at the University of California-Berkeley's School of Law. I graduated from Stanford University with a B.A in Psychology and a Philosophy minor in 1969. I went on to receive my Juris Doctor from Boalt Hall at the University of California at Berkeley in 1973. From 1978 to 1980, I was a Post-Graduate Human Rights Fellow at the University of Minnesota.

I am the founder and past Executive Director of both the Kirwan Institute for the Study of Race and Ethnicity at the Ohio State University and the Director of the Institute on Race and Poverty at the University of Minnesota, and have served as National Legal Director of the American Civil Liberties Union (ACLU) and Director of Legal Services for the City of Miami, Florida. I have taught at Columbia University, Harvard Law School, American University, The University of San Francisco School of Law and the Law School at the University of Minnesota.

I am a member of the National Bar Association, the National Conference of Black Lawyers and the National Housing Law Center Association. I have worked with the National Housing Law Project, the Minnesota Supreme Court's Implementation Committee on Multicultural Diversity and Racial Fairness and am a former chair of the Minneapolis Affordable Housing Task Force.

In addition, I have lived and worked in India, South America, Europe and Africa where I served as a consultant to the governments of Mozambique and South Africa. I served as part of a research team looking at comparative poverty in South Africa, Brazil and the United States. I have an ongoing working relationship with the Ford Foundation to develop strategies to ensure that opportunities and resources made available in the aftermath of hurricane Katrina actually reach the people who need them the most. I recently advised the United Nations' Durban conference to track race and poverty, and this recommendation was part of the official recommendations in the final report.

I am recognized as an expert on issues relating to race, ethnicity, poverty and the law. Over the past 10 years, I have overseen over sixty funded research projects. Many of these projects focused on expanding our understanding of racial disparities and the structures from which they arise. These projects have been international, national, and local in scope. I am a prolific writer with four books, 15 book chapters and more than 70 invited journal articles, essays and position papers listed on my curriculum vitae.

I have published four books including *In Pursuit of a Dream Deferred: Linking Housing and Education Policies*. I have contributed book chapters to anthologies analyzing the entrenchment of racial disparities through urban sprawl, examining regionalism, understanding racial categories, understanding how structural racism functions in America and understanding the contributions of government taxation policies and housing policies to segregation. I have written extensively about racial justice and regionalism, concentrated poverty and urban sprawl, the link between housing and school segregation, opportunity-based housing, and other issues and I have published over 50 articles in academic journals, law reviews, and newspapers.

I am considered to be a leading expert in the area of opportunity-based housing and I have played an integral role in the development and implementation of the concept. Specifically, I have published a number of studies related to opportunity-based housing, spoken throughout the country on the topic of opportunity-based housing, and have worked with numerous opportunity-based housing initiatives. I served as the lead expert witness in the Thompson v. HUD case, one of the most significant fair housing cases in recent years. HUD was found liable for failing to take affirmative steps to implement an effective regional strategy for desegregation and poverty de-concentration in Baltimore. As part of the remedial phase of the litigation, I designed a potential remedy to desegregate Baltimore's public housing using the opportunity-based housing approach.

My recommendation to employ the "communities of opportunity" approach in the Baltimore region to remedy HUD's fair housing violation has been embraced by both the NAACP LDF and Maryland ACLU, which has recently (8/24/12) announced a settlement with HUD, adopting my approach and citing my report.¹

I was also the expert witness for a class action suit against the Lucas Metropolitan Housing Authority in the Toledo metropolitan area, using a similar framework and set of principles. The opportunity-based housing concept was influenced by my earlier work mediating a dispute between advocates of in-place affordable housing strategies and mobility based affordable housing strategies in the Chicago region. This work expanded into an early opportunity mapping initiative in the Minneapolis-St. Paul region and my work advising Chicago Metropolis 2020. As a consultant I advised Metropolis 2020 to adopt the opportunity-based housing framework, which it did. Since my work with Metropolis 2020 the organization has worked with major employers to better connect housing and employment in the region.

I have also worked with the Leadership Council for Metropolitan Open Communities in Chicago (LCMOC). The LCMOC was the largest fair housing organization in the nation, and was founded as a result of Dr. Martin Luther King's open housing campaign in 1966. LCMOC administered the Gautreaux program in Chicago and thus has unique experience in understanding the effect of place on the outcome of subsidized housing residents. In 2001, I prepared a policy paper outlining the potential for an opportunity-based housing framework for the Chicago region. The LCMOC is using the opportunity-based housing framework to further both their advocacy and efforts to reform policy for the Chicago region. I have also consulted with HUD on a number of issues, including the development an opportunity based model.

My work in applying the opportunity-based housing framework has expanded beyond the Chicago region and I have applied the model from a research and policy perspective in multiple states and regions. Most recently, I advised the Wisconsin Housing and Economic Development Agency on how to modify their Low Income Housing Tax Credit guidelines to reflect principles of the opportunity-based housing framework. I conducted several recent statewide research projects on the connection between Low Income Housing Tax Credit housing production and opportunity. The most recent projects--in North Carolina and Maryland--assessed how state housing finance agency policies were siting developments

relative to segregation and opportunity. In 2004, I completed an opportunity analysis of the subsidized housing supply in Columbus, Ohio for a faith-based regional housing advocacy agency.

I am in high demand as a speaker and average about 75-100 speeches a year to groups to policymakers, business executives, faith-based organizations, advocacy groups and funding organizations. I am known as one of the pre-eminent authorities in the country on linking metropolitan growth patterns to civil rights. In the past few months alone I have spoken about race, regionalism and equity at three national conferences and several national and regional training events for the Gamaliel organization, a national faith-based foundation that trains and supports community organizers. I cosponsored a national "Race and Regionalism" conference in May of 2005 with the Institute of Race and Poverty and am co-editing a book to be published from conference findings in 2006. I was awarded a grant by an organization of African American business leaders in Cleveland to assess the impact of regionalism on the social, economic and political health of the African American community in the Cleveland region. I supervised a team of experts from different disciplines, including demographers, planners, mappers, sociologists and psychologists. We produced a report that has been used for planning in the Cleveland Area for the last three years. I also am cofounder of the African American Forum on Race and Regionalism, a group representing the leading African American experts on interactions between regional dynamics and racial disparity.

My curriculum vitae is attached to this report, and provides a more detailed look at my accomplishments and qualifications. In preparing my report, I have been assisted by Stephen Menendian, Assistant Director for the Haas Diversity Research Center and Mikyung Baek, a Research Associate at the Kirwan Institute. The methods of analysis, secondary sources, databases, and other sources that I rely upon in this report are consistent with the manner in which I routinely address issues and questions of the nature discussed in this report.

III. Low-Income Housing in Westwood and Hamilton County, Ohio

2329 Harrison is located in the Cincinnati neighborhood known as Westwood. Westwood is the largest neighborhood in the City of Cincinnati, with over 35,000 residents, incorporating three census tracts and 26 census block groups. To its south, Westwood is bordered by the Cincinnati neighborhood of West Price Hill; to its north, Mt. Airy; to its east, the neighborhoods of North and South Fairmont; and finally the City of Cheviot, Ohio to its western most border. It is located on the far west-side of Cincinnati. Major neighborhood corridors include Harrison Avenue, Montana Avenue, Queen City Avenue, and Werk Road (see Figure 1 below).

Westwood Neighborhood

Source: U.S. Census 2010

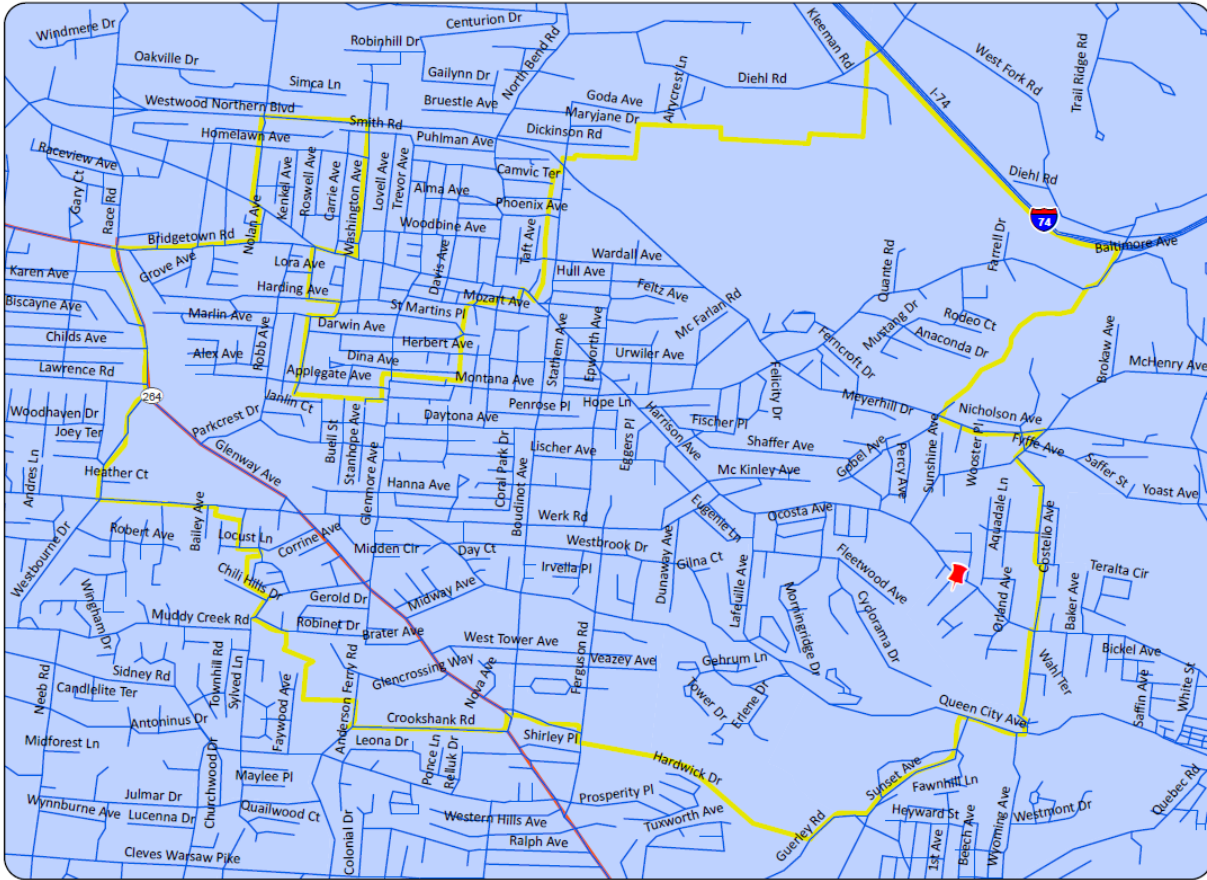


Figure 1

One of the claims of the Westwood Civic Association, described in the “Westwood 2010 Strategic Plan” is that “a disproportionate amount of subsidized housing is located in Westwood”(pages 4 and 19). As is evident from the following map, however, Westwood does not have a disproportionate amount of subsidized housing; Westwood has less than the County or City averages in this regard.

Hamilton County, Ohio
 Number of Public Housing Units by Census Block Group

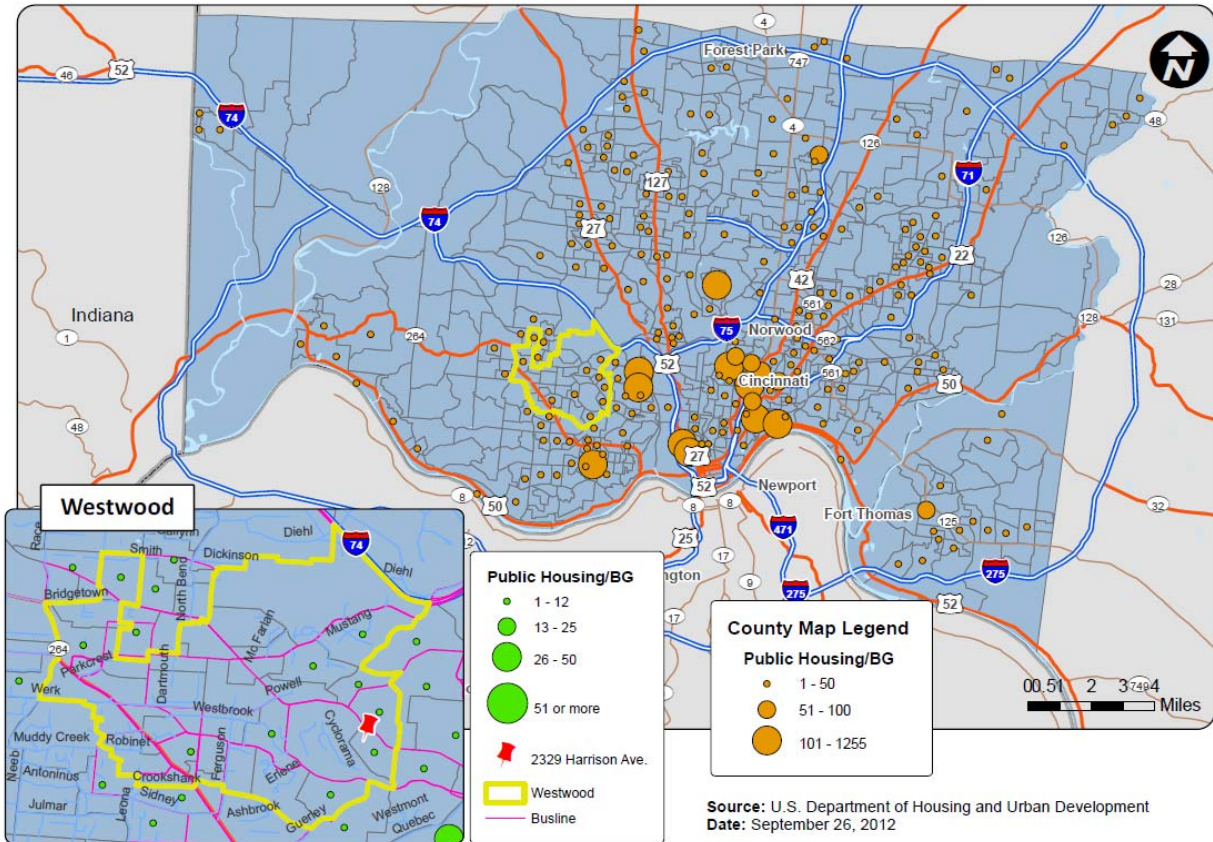


Figure 2

There are only 41 units of public housing in the neighborhood of Westwood. No census block group in Westwood contains more than 12 public housing units. The Harrison Avenue public housing building is the only public housing unit in that block group. The modest amount of public housing in Westwood is dispersed fairly evenly across Westwood. The Hamilton County map illustrates the fact that many other census block groups contain much larger concentrations of public housing by comparison to Westwood.

With respect to subsidized housing, which includes public housing, housing vouchers and other project based government assisted housing for low income persons, Westwood has approximately 1,100 subsidized housing units or 6% of total housing units. That is much less than the 11.5% average for the City of Cincinnati.ⁱⁱ With respect to public housing which is owned and operated by CMHA, Table 1 indicates the ratio of public housing in Westwood compared to the County. Westwood has proportionally much fewer public housing units than the County as a whole. Specifically, Westwood contains less than 1% of the total public housing units in the County, despite having almost 5% of the total housing units in Hamilton County. Despite being the largest neighborhood in the city, Westwood has only 41 public housing units out of nearly 5,000 public housing units in the County as a whole.

Table 1

	Hamilton County	Westwood Area
Public Housing Units	4,867	41
for total households	1.46%	0.27%
for total population	0.61%	0.12%
Total Housing Units	333,945	15,141
White Householders	235,602	8,345
Non-White	98,343	6,796
Total Population	802,374	33,756
White	552,330	17,252
Non-White	250,044	16,504

One of the concerns raised in the Westwood Civic Association’s Strategic Plan is the ratio of owner-occupied units in Westwood. In particular, the Plan states that “a key goal of the Strategic Plan is to promote home ownership in the community. [...] A higher homeowner-occupied rate will result in a more stable neighborhood.” While a higher homeowner-occupancy rate might result in a more stable neighborhood, the Strategic Plan does not carefully distinguish between privately owned rental housing and other forms of rental housing, such as subsidized or public housing in relation to this goal.

Eliminating or reducing subsidized housing may not contribute to the goal of neighborhood stability. Subsidized housing is likely to be a source of housing stability in contrast to a private housing stock buffeted by foreclosures and real estate market turmoil. Moreover, subsidized housing is likely to be more stable than the privately owned rental units that are common in the Westwood neighborhoods. By the Plan’s own admissions, Westwood was the site of intense rental unit housing development in the last 50 years (page 11). The Westwood Civic Association has made demolition and transitioning these properties a priority, which could contribute to greater neighborhood stability. But it is a mistake to assume that the same problems of turnover and instability inherent in private rental housing apply to subsidized housing. In fact, the availability of rehabilitation and modernization funds for older public housing stock belies this notion. 2329 Harrison has been a stable source of housing for over 40 years, with some of the same tenants for over half of that duration. Plaintiff’s Cueston Morris and Carla Kinkade were each residents of 2329 Harrison for more than 20 years, prior to being relocated in 2011.

The percentage of owner occupied housing have increased in every census tract in Westwood from 1990 to 2010 (see maps below). The 2329 Harrison Avenue census block group has had an increase in the percentage of owner occupied housing units from 42.88% in 2000 to 49.79% in 2010, although the boundaries of the block group have shrunk. These facts also suggest that there are fewer affordable housing options available in Westwood.

**Westwood Comparison:
Percentage of Owner Occupied Housing Units for All Householders**

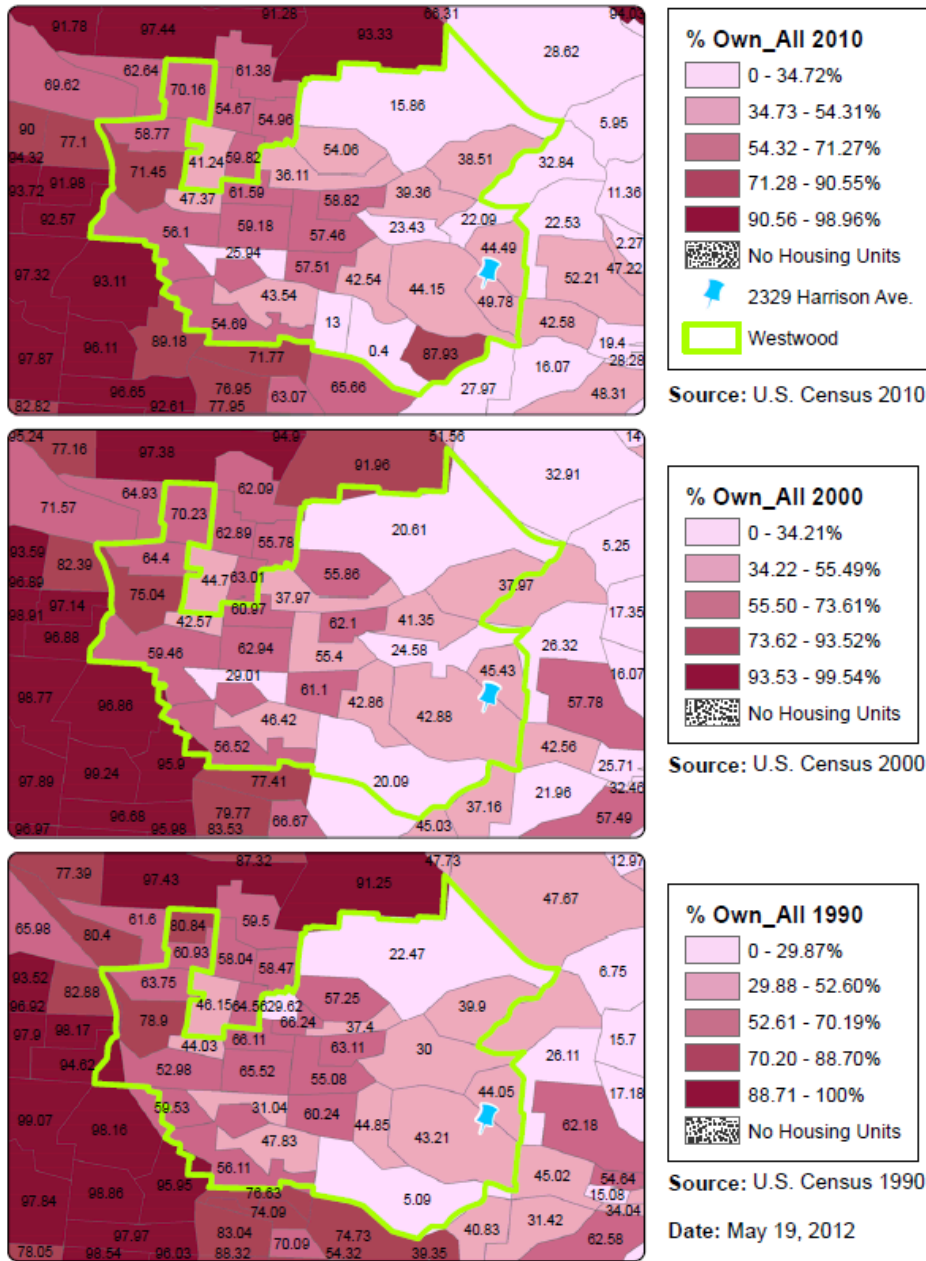


Figure 3

Contrary to the claims advanced by the Civic Association in its public representations, the neighborhood is not in decline, nor does Westwood contain a disproportionate amount of subsidized housing units. In fact, just the opposite is true. Westwood contains a disproportionately low amount of subsidized and public housing relative to Hamilton County. Although it may be true that the community is interested in reducing rental property and increase owner-occupancy, the public housing at 2329 Harrison is the wrong target if the goal, as avowed, is neighborhood stability. Even if this goal were appropriate for the Civic Association and defendant to pursue, it would not justify ignoring the rights of tenants to be free of

discrimination and live in an integrated community. This is especially the case where public housing stock already exists. If the efforts of the Strategic Plan are successful, then the improvements in education and quality of life in the neighborhood will make Westwood an even better living environment and increase educational and employment opportunities for low-income residents fortunate enough to reside within them. The demolition or transition of rental housing reduces the available supply of affordable housing at a time of increased demand, reducing housing options for low-income families. The failure of the CMHA Board of Directors to approve the modernization plan, and to give effect to the wishes of the Westwood Civic Association, not only undermines the stability of the Harrison Avenue neighborhood, but it also threatens the future of fair housing for low-income residents in Westwood, and increases the likelihood that CMHA’s public housing residents are likely to be more racially and economically isolated.

IV. Race and Homeownership in Westwood

The following map (Figure 4) illustrates the distribution of the non-white population in Hamilton County as well as Westwood.

Hamilton County, Ohio
Proportion of Non-White Population in 2010 by Census Block Group

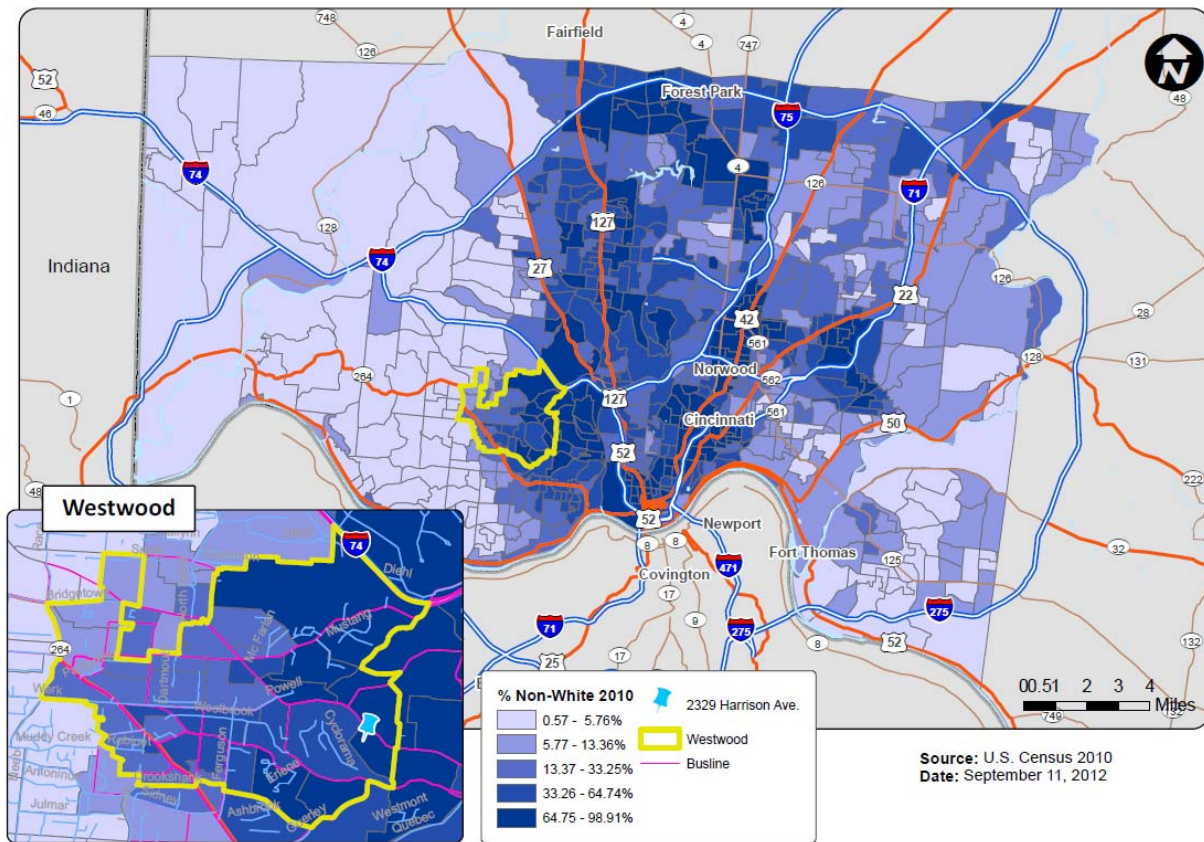


Figure 4

As is the case in most major metropolitan regions, patterns of racial concentration are evident throughout Hamilton County, and not just Westwood. The census block group with the 2329 Harrison counted 596 residents in the 2010 census, 71.31% black and 23.83% white. While it may be the case that there are a disproportionate number of minority residents in eastern Westwood, that can hardly be attributed to the presence of the 2329 Harrison, which had just 12 units and 19 people living there. Furthermore, even if the 2329 Harrison were demolished, and families permanently displaced, it is impossible to conclude that this would result in a lower non-white concentration. The prevailing pattern suggests otherwise. Although the concentration of racial minorities, and African Americans in particular, may be higher in Westwood than the population of Hamilton County as a whole, it is certainly lower than many other far more racially concentrated neighborhoods in the metropolitan region.

Importantly, while homeownership rates have increased in Westwood, and despite a larger non-white population in some of the census block groups in eastern Westwood, the percentage of homeowners that are non-white are well below the non-white population in these neighborhoods. The percentage of homeowners who are non-white in the census block group with 2329 Harrison is 42.07% compared to 49.78% for all householders. Non-white homeownership lags significantly behind white homeownership in Westwood. With respect to African American homeownership, the lag is even greater.ⁱⁱⁱ

Hamilton County, Ohio - Percentage of Owner Occupied Housing Units for Non-White Householders in 2010 by Census Block Group

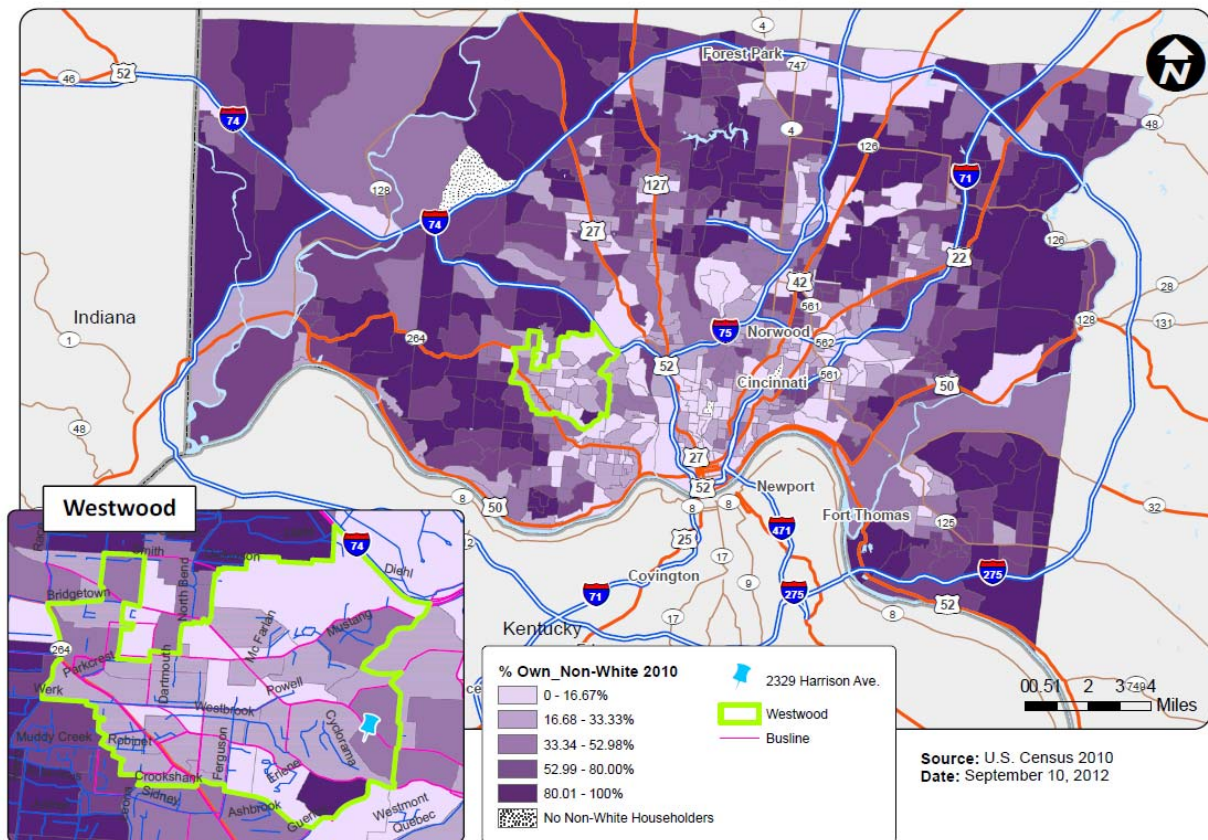


Figure 5

V. The Opportunity Framework

The Geography of Opportunity

Most Americans readily appreciate the importance of growing up in the right neighborhood. Decades of empirical research validate these intuitions, and vividly illustrate a powerful series of relationships between family residence and an individual's projected life chances along a number of scales. The geographically varying set of institutions, systems and markets dramatically influence a person's achieved socioeconomic status. Together, these institutions, systems and markets constitute the "opportunity structure."^{iv} This structure serves to enhance or diminish an individual's life chances depending on their location within it.

The opportunity structure operates directly without regard to the decisions made by individuals or parents on behalf of an individual by imparting high level skills through the educational system and providing access to quality employment opportunities, viable transportation, quality childcare, and primary health care providers. The opportunity structure also operates indirectly by influencing the decisions that people make within the structure.^v The range and quality of opportunities available depending upon one's location within the structure dramatically influences the decisions of individuals within the structure that will in turn affect future socioeconomic possibilities. For example, individuals with limited skills and few economic opportunities confront not simply fewer choices, but reduced incentives and expected benefits from making decisions that correlate with greater achieved socioeconomic status, such as refraining from childbearing until marriage or avoiding participation in the criminal labor market. Consequently, the decisions made within low opportunity contexts often feed back to the detriment of individuals located within that space in the form of felony convictions, reduced educational attainment, and fewer developed job skills.^{vi}

Within the United States, the web of physical, social, and cultural influences that constitute the opportunity structure vary across three spatial domains: 1) metropolitan regions, 2) municipal jurisdictions, and 3) neighborhoods.^{vii} Metropolitan regions feature distinct economic conditions that affect all of the markets within the region, regardless of the strength of individual municipal or suburban areas within the region. Even thriving communities such as Livonia, Michigan are negatively affected by the depressed economic circumstances in the Detroit metropolitan region. A stronger metro Detroit would produce an even more vibrant Livonia. Using Michigan as an example, the quality and range of services and programs, such as the provision of primary education, recreation or safety programs, depend upon the municipality, especially the tax base capacity of the jurisdiction. The tax base capacity of jurisdictions, a function of the property values and commercial business within the municipality, vary within metropolitan areas.^{viii} Municipal zoning ordinances and land use policies play a role in this process.^{ix} Even within municipal jurisdictions, neighborhood conditions play a powerful role on the quality of life and access to opportunity of individuals.^x Neighborhoods vary in terms of peer influences, including exposure to non-standard spoken English, safety and amenities, as well as social networks and organizations.^{xi} The proximity to parks, sidewalks, and safe playgrounds can have a direct impact on physical and emotional well-being.^{xii} At the same time, neighborhoods determine exposure to both environmental contaminants as well as physical violence.^{xiii}

Opportunity Mapping

Because the opportunity structure is spatial it can be represented and mapped using geographic information systems technology. Mapping opportunity requires selecting variables that indicate high or low opportunity. The selection process is driven by social science research and empirical evidence that supports the use of such indicators. This process is only limited by the availability of reliable data and the strength of underlying research. High opportunity indicators include low unemployment rates, low neighborhood poverty rates, increased proximity to libraries, and a greater number of health clinics in the neighborhood, high performing schools and low crime rates. Low opportunity indicators would be low graduation rates, high student teacher ratios, remote access to employment, and unsafe environments.

Using twenty-seven different opportunity indicators in five different opportunity areas (Education and Child Welfare, Economic Opportunity and Mobility, Housing, Neighborhood and Community Development, Public Health, Public Safety and Criminal Justice), my team at the Kirwan Institute created an opportunity map for the entire state of Ohio (see Map 1).^{xiv} For each indicator, data was gathered for the State at the census tract level and analyzed at that level. The comprehensive map represents the composite of all of the opportunity indicators. The map geographically represents the State in terms of the quintiles very high, high, moderate, low, or very low opportunity. See the Appendix for a table with a complete list of indicators.

The quintiles were calculated after an index was generated by a standardizing process known as creating “z scores.” A z score is a statistical measure that quantifies the distance (measured in standard deviations) a data point is from the mean of a data set. The use of z scores allows data for a census tract to be measured based on their relative distance from the data average for the entire region. The final “opportunity index” for each census tract is based on the average of all z scores for all indicators by category.^{xv} The corresponding level of opportunity (very low, low, moderate, high, very high) is determined by sorting all census tracts into quintiles based on their opportunity index scores. Thus, the census tracts identified as “very high” opportunity represent the top 20% of scores among census tracts. Conversely, census tracts identified as “very low” opportunity represent the lowest scoring 20% of census tracts. Z scores are helpful in the interpretation of raw score performance, since they take into account both the mean of the distribution and the amount of variability (or the standard deviation). The z score indicates how far the raw score is from the mean, either above it or below in standard deviation units. A positive z score is always above the median (upper 50%). A negative z score is always below the median (lower 50%) and a z score of zero is always exactly on the median or equal to 50% of the cases. Thus, when trying to understand the overall comparative performance of different groups with respect to a certain variable, we can assess how a certain group (of individuals, tracts, etc.) is performing with respect to the median performance for the certain variable. No weighting was applied to the various indicators; all indicators were treated as equal in importance.

Comprehensive Opportunity Map

STATE OF OHIO



Kirwan Institute

Many Differences One Destiny

This map displays the spatial pattern of distribution of opportunity in Ohio based on Education, Economic & Mobility, Housing & Neighborhood, Public Health and Public Safety & Criminal Justice indicators.

Source: US Census 2000; HUD; ODRC ; ODE ; USDA(Rural Devp.) ; State Library of Ohio ; ESRI Date: Feb. 13, 2009

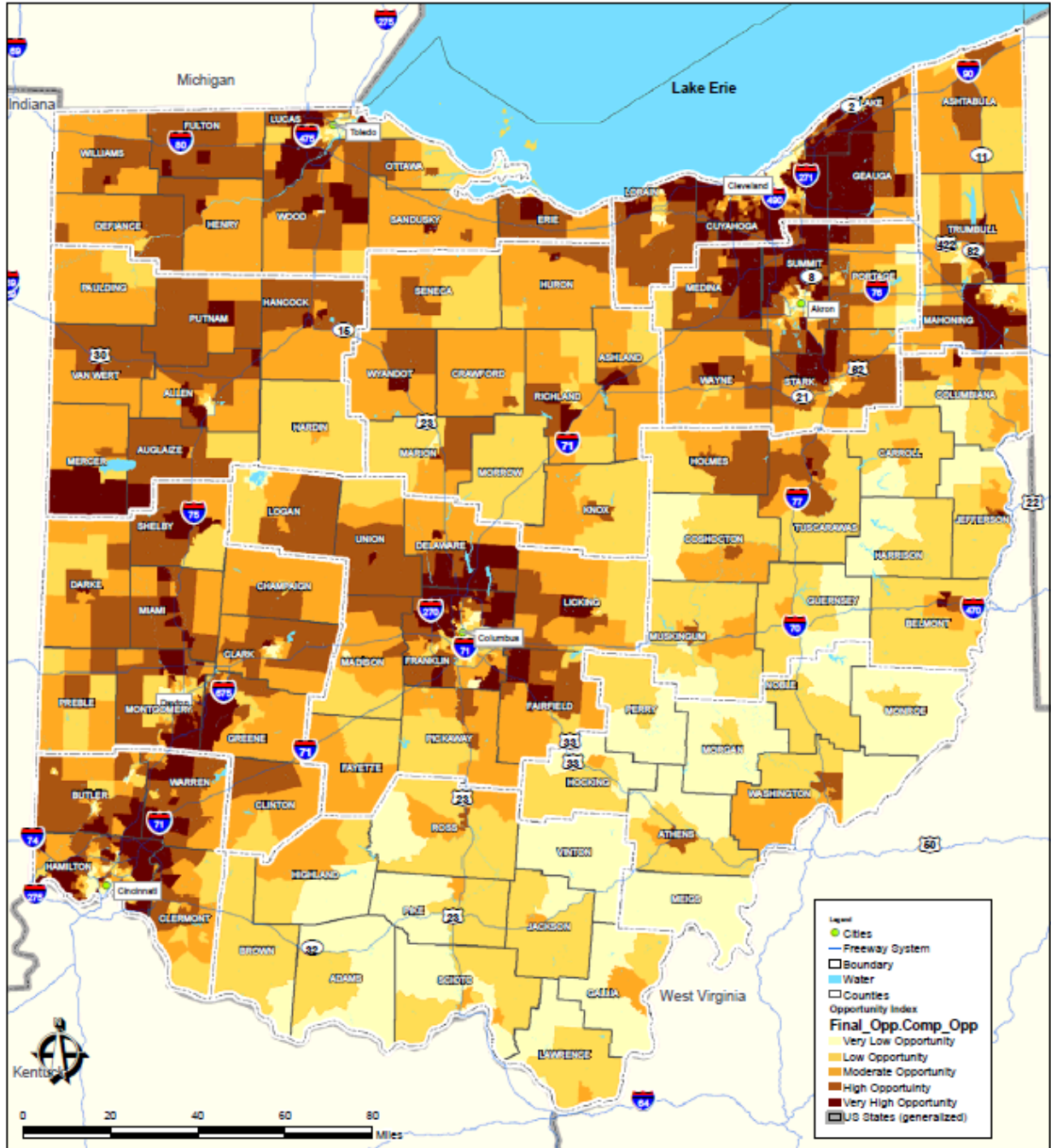


Figure 6

A similar map, but just for Hamilton County with a zoomed in snapshot of Westwood has been created, based on 2000 Census data.

Hamilton County, Ohio - Opportunity Map 2000

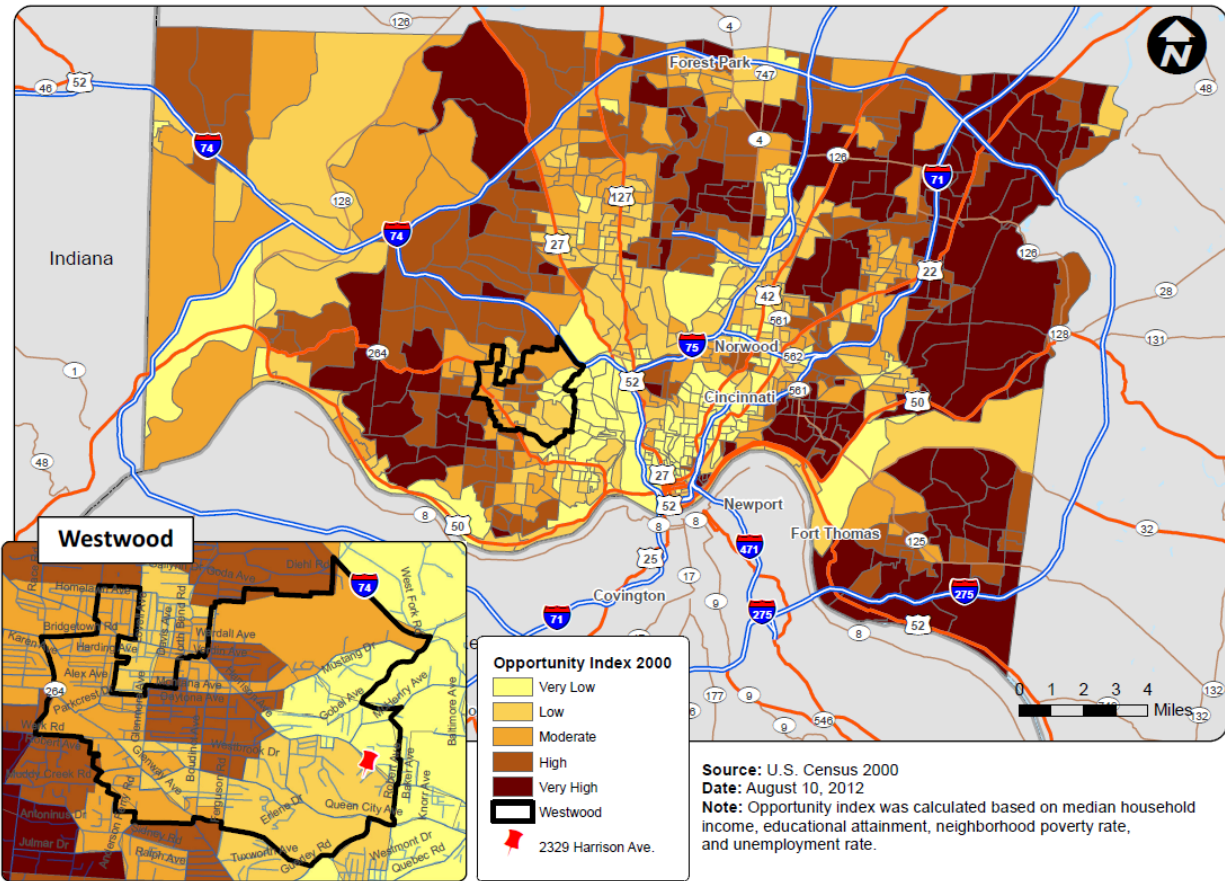


Figure 7

Opportunity Segregation by Race

Nationally, our opportunity structures have a racial footprint. African-Americans and Latino’s tend to be disproportionately located within the lower opportunity areas, even controlling for income level. For example, in the State of Massachusetts, we found that 90% of African-American and Latino households in 2000 were isolated in the lowest opportunity neighborhoods in the State.^{xvi} By contrast, only 31% of White, Non-Latino households were found in low-opportunity neighborhoods.^{xvii} Low-income Whites were not as concentrated in low-opportunity communities as other races. Only 42% of low-income White households were living in low-opportunity communities, compared to more than 95% of low-income Latinos, and 93% of low-income African-Americans.^{xviii} Conducting a more recent analysis of Florida’s four major metropolitan regions, Miami-Dade, Orlando, Tampa, and Jacksonville, we found that 7 out of 10 African Americans and half of all Latinos live in low opportunities areas, while only 3 out of 10 non-Hispanic Whites live in such areas.^{xix} Similar patterns obtained in a study of Austin, Texas.

While 39% of Whites in the region lived in very low- or low opportunity census tracts, 60% of Latinos and African Americans were concentrated in these tracts.^{xx}

The Kirwan Institute’s two-year research study of Ohio found that Black Ohioans are disproportionately concentrated into the lowest opportunity neighborhoods.^{xxi} Nearly 3 out of 4 Black Ohioans, 1 in 2 Latino Ohioans and 1 in 4 Asian and White Ohioans were found in the State’s very low and low opportunity neighborhoods (which represent 2/5s of the State’s total census tracts). See Table 2 below, from the full Report^{xxii}:

Table 2: Proportion of total State population by race, within each neighborhood type (based on neighborhood opportunity analysis)

Neighborhood Opportunity Rank	White	Black	Latino	Asian
Low and Very Low Opportunity	26.66%	73.64%	48.37%	22.67%
Moderate Opportunity	22.60%	10.53%	19.06%	13.31%
High and Very Opportunity	50.74%	15.82%	32.56%	64.02%
Grand Total	100.00%	100.00%	100.00%	100.00%

Neighborhood Opportunity Rank	White	Black	Latino	Asian
Very Low Opportunity	8.14%	50.56%	27.28%	8.69%
Low Opportunity	18.52%	23.08%	21.10%	13.98%
Moderate Opportunity	22.60%	10.53%	19.06%	13.31%
High Opportunity	24.51%	8.53%	15.93%	19.12%
Very High Opportunity	26.23%	7.29%	16.63%	44.90%
Grand Total	100.00%	100.00%	100.00%	100.00%

Importantly, these trends maintain even across income groups. Significant and disproportionate concentrations of Black Ohioans of all income groups are found within low and very low opportunity neighborhoods (see Figure 2). More than 80% of low income Black households lived in low opportunity areas (areas representing just 2/5s of the State’s census tracts). For low income Whites, only 38% lived in low opportunity areas; for low income Latino and Asian households, these figures were 52% and 29% respectively. Higher incomes for many Black households did not necessarily translate to living in high opportunity areas at rates similar to other racial groups. More than 2 out of 3 middle income Black households and more than 1 in 2 high income Black households lived in low opportunity neighborhoods.

Comparative figures for Whites indicate that less than 1 in 3 middle income White households and less than 1 in 5 high income White households live in low opportunity neighborhoods. This geographic analysis indicates that Black Ohioans are disproportionately isolated in lower opportunity neighborhoods in Ohio, at rates greater than all other racial groups, regardless of income level.

Table 3: Proportion of the State's total racial population (subcategorized by household income), within each neighborhood type (based on neighborhood opportunity analysis)

Low Income Households (Earning Less than \$30K in 2000)		Proportion of Total State Race & Income Population by Neighborhood			
Neighborhood Type	White	Black	Latino	Asian	
Low and Very Low Opportunity	37.92%	82.78%	51.75%	28.50%	
Moderate Opportunity	24.20%	8.42%	18.29%	14.38%	
High and Very Opportunity	37.88%	8.80%	29.96%	57.12%	
Grand Total	100.00%	100.00%	100.00%	100.00%	

Middle Income Households (Earning \$30K to \$60K in 2000)		Proportion of Total State Race & Income Population by Neighborhood			
Neighborhood Type	White	Black	Latino	Asian	
Low and Very Low Opportunity	27.21%	69.24%	44.72%	22.46%	
Moderate Opportunity	24.66%	12.51%	21.54%	16.98%	
High and Very Opportunity	48.13%	18.24%	33.74%	60.56%	
Grand Total	100.00%	100.00%	100.00%	100.00%	

High Income Households (Earning \$60K or More in 2000)		Proportion of Total State Race & Income Population by Neighborhood			
Neighborhood Type	White	Black	Latino	Asian	
Low and Very Low Opportunity	15.80%	54.33%	29.95%	11.68%	
Moderate Opportunity	18.93%	14.05%	17.47%	9.65%	
High and Very Opportunity	65.27%	31.62%	52.58%	78.67%	
Grand Total	100.00%	100.00%	100.00%	100.00%	

Figure 8 below is an opportunity map for the Hamilton County, illustrating the geographic concentration of African-Americans into the State's lowest opportunity neighborhoods. Each green dot represents 500 African-American families. Non-whites, and African-Americans in particular, are disproportionately segregated, not simply by race, but from opportunity throughout the state and within the Cincinnati metropolitan region.

Hamilton County, Ohio
 Opportunity Map 2010 with African American population overlay

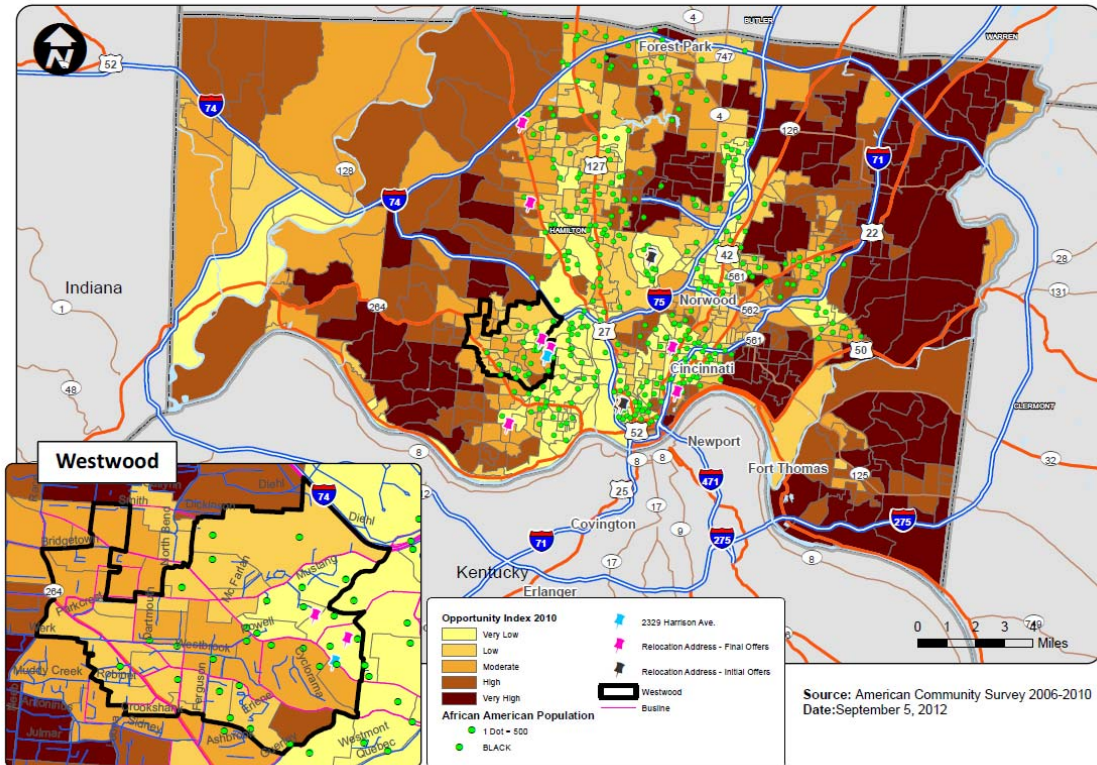


Figure 8

Reducing or eliminating affordable housing options in moderate or high opportunity neighborhoods has the predictable consequence of relegating most African-American families to low or very low opportunity neighborhoods. As we will show, opportunity indicators are improving in the Westwood area.

VI. Opportunity in Westwood

Westwood is a large and diverse community. Using four core opportunity indicators, Median Household Income, Educational Attainment, Neighborhood Poverty Rates, and Unemployment rates (see table below), Westwood contained a mixture of low, very low, moderate and high opportunity census block groups in 2000 (see figure below).

Table 4

Opportunity Indicator	Definition
Median Household Income	median household income of households in block group
Educational Attainment	% of adults (age 25+) in block group with a college degree
Neighborhood Poverty Rates	% of individuals in census tract (2010) or block group (2000) living below the Federal poverty line
Unemployment Rates	% of civilian population in labor force in census tract (2010) or block group (2000) that is unemployed

Hamilton County, Ohio - Opportunity Map 2000

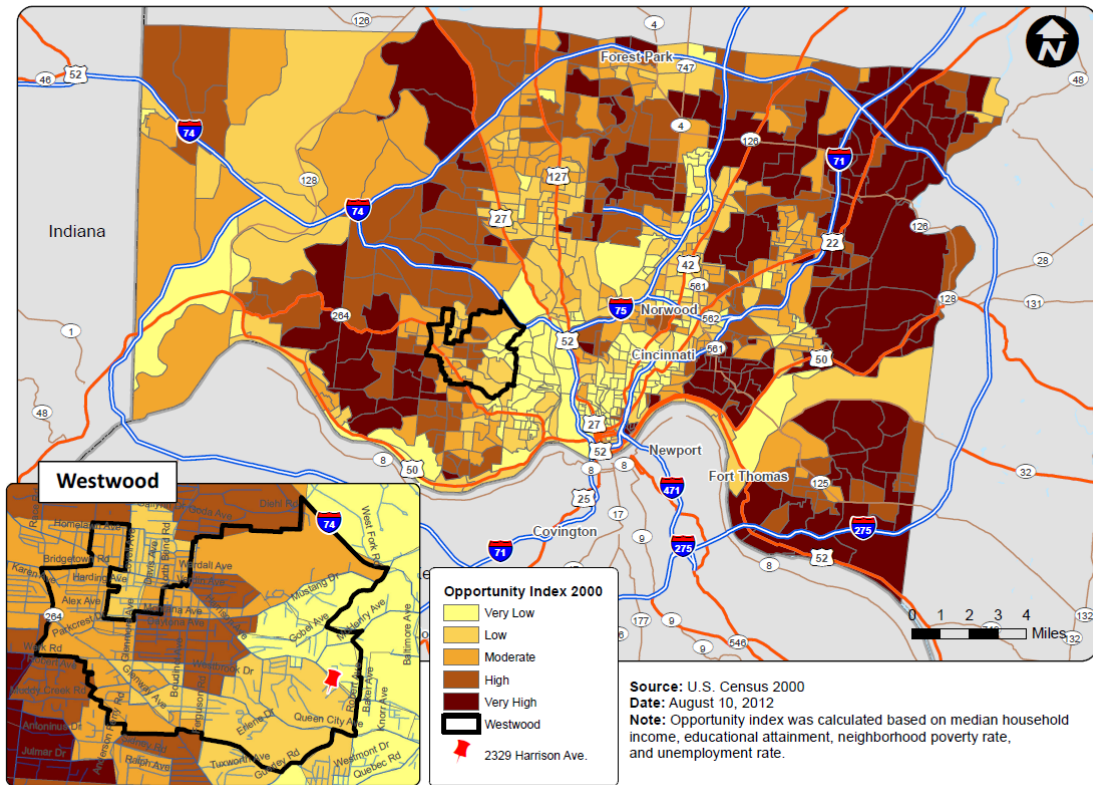


Figure 9

Despite increasing levels of poverty in the suburbs under the 2010 census following the economic recession of 2008,^{xxiii} the opportunity indicators for the Harrison Avenue block group improved from 2000.

Hamilton County, Ohio - Opportunity Map 2010

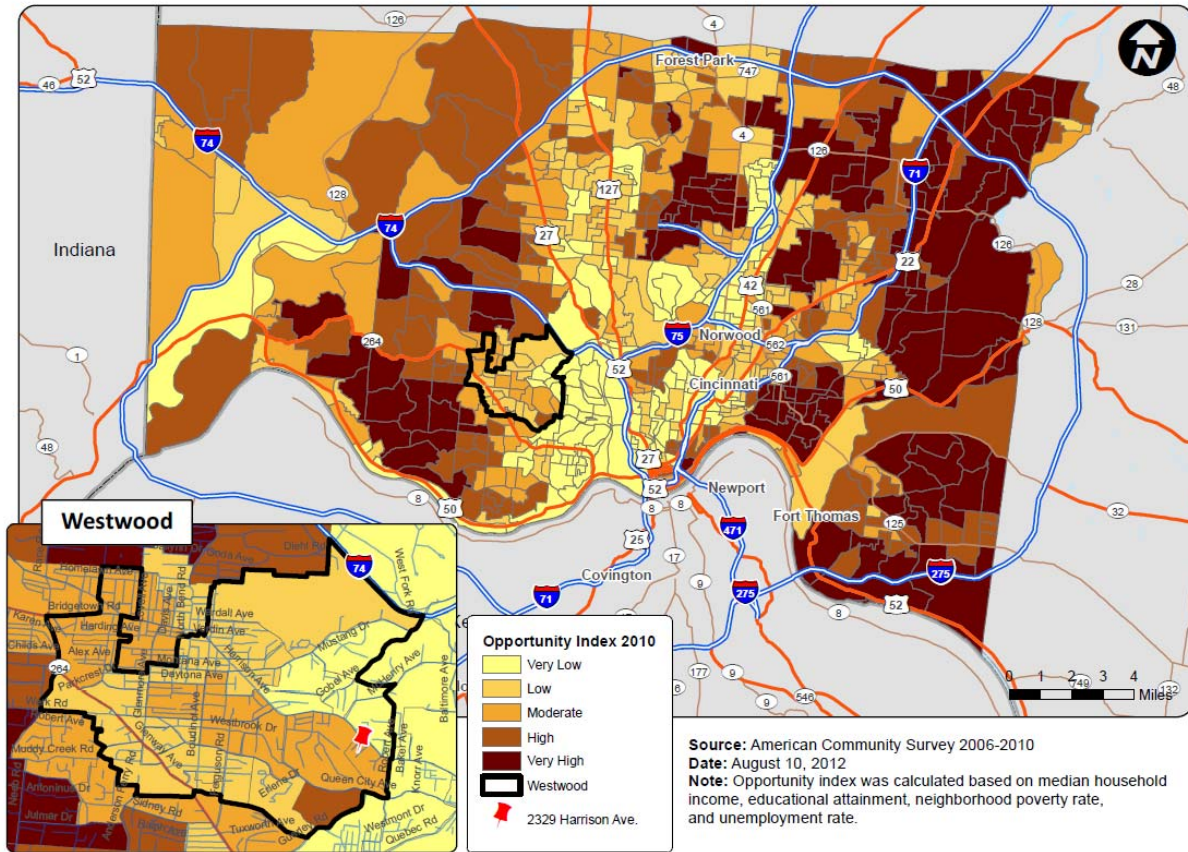


Figure 10

The following map illustrates the changes by census block group from 2000 to 2010. The Harrison Avenue census block is one of a few census tracts that had improved indicators from 2000 to 2010 in the Westwood neighborhood. That block group improved from low to moderate opportunity.

Hamilton County, Ohio - Opportunity Level Change 2000 to 2010

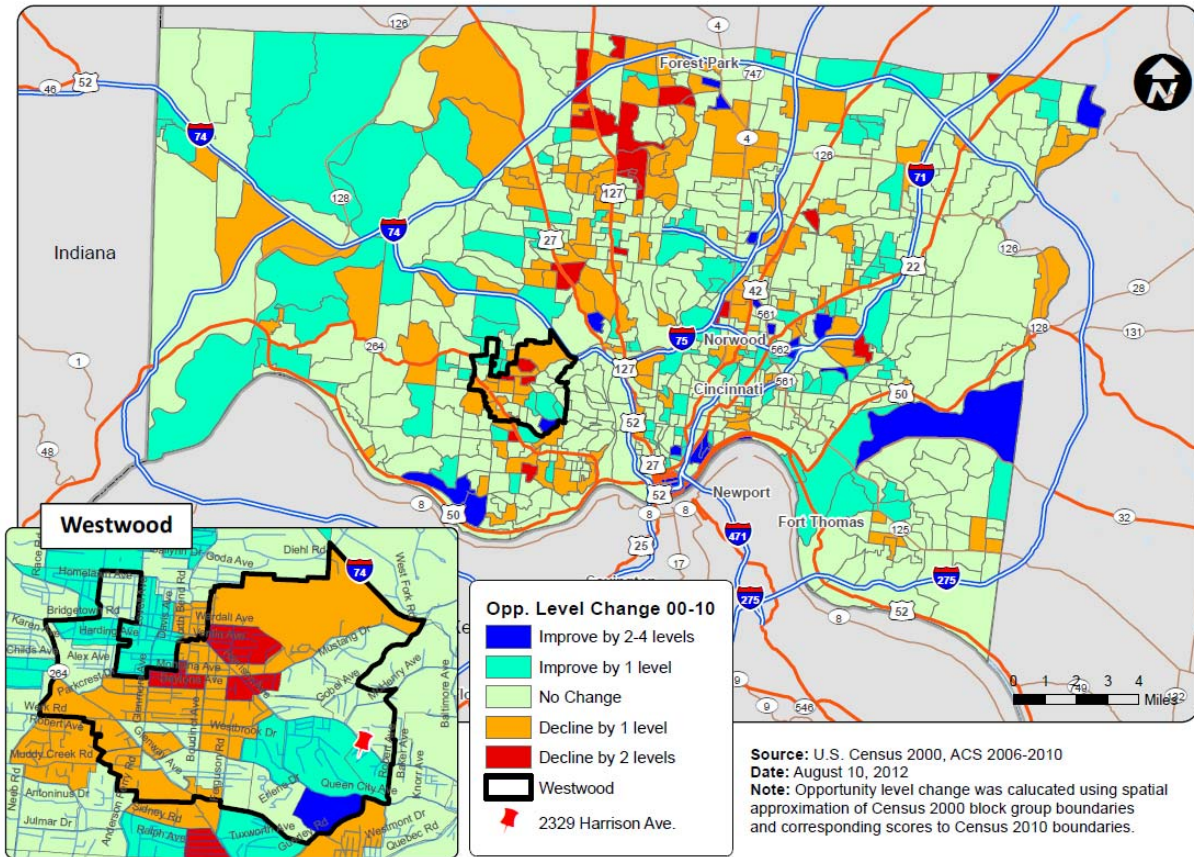


Figure 11

When we examine the underlying indicators, we have a better appreciation for the improving economic conditions in eastern Westwood. From 2000 to 2010, median household income has steadily risen throughout Westwood: The 2329 census tract had a \$41, 269 medium household income, the second highest median household income census tract in Westwood. The census block group that includes 2329 Harrison Avenue is even better off than the larger Tract. It saw a rise from \$42,229 in 2000 to \$58,750 in 2010, adjusted to 2010 dollars. In fact, the 2329 Harrison Avenue census block group was the highest quintile for median household income, with the third highest median household income in the entire Westwood neighborhood of 26 census block groups.

Westwood Comparison: Median Household Income Adjusted to 2010 Dollars

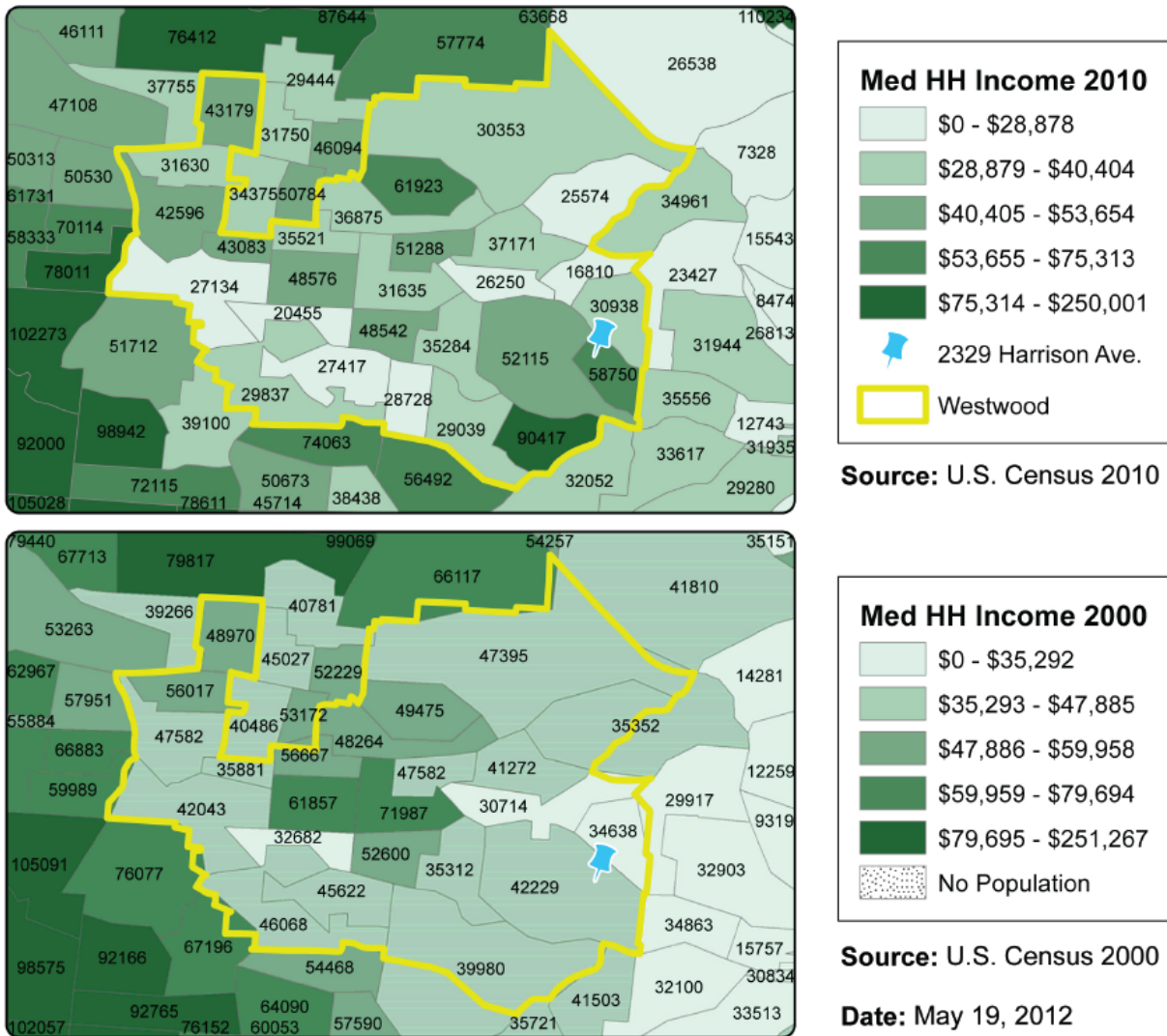
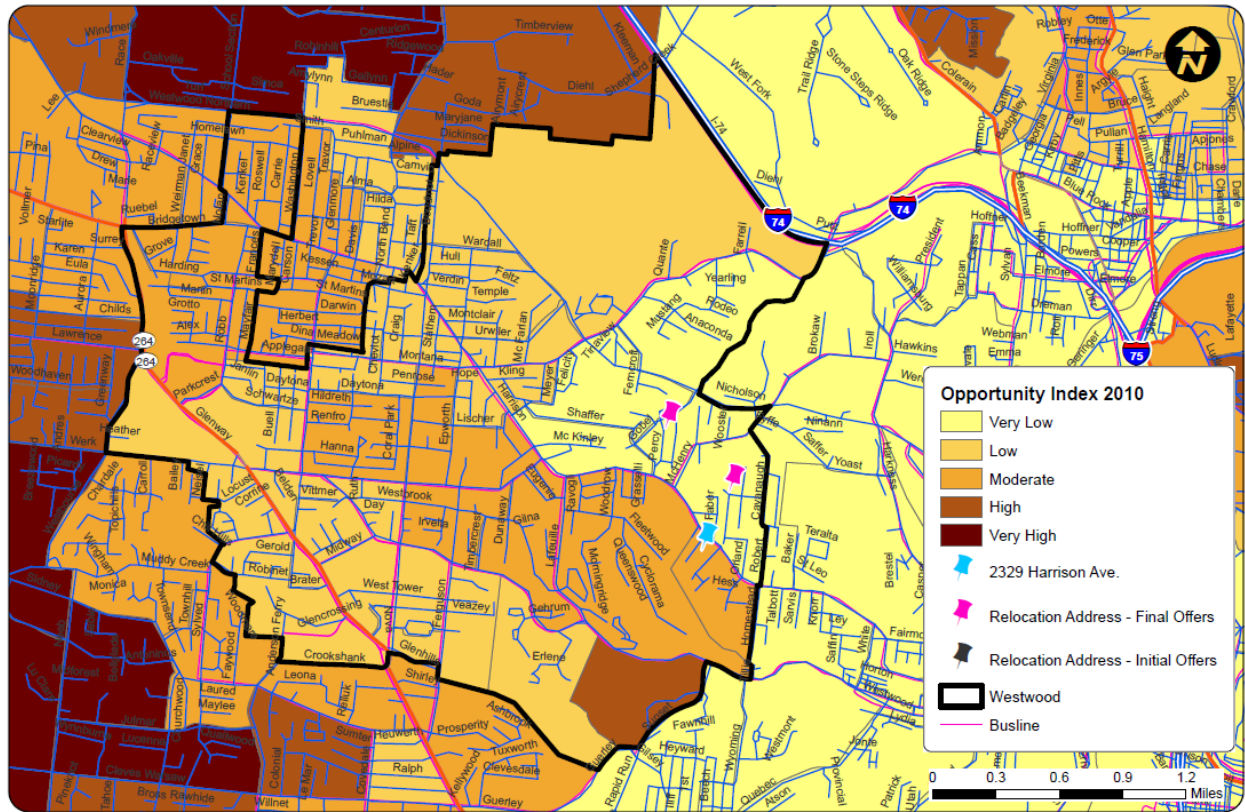


Figure 12

Since Harrison Avenue runs along the far east-side of the neighborhood, it is one of Westwood’s main thoroughfares and primary gateway from the downtown replete with accessible public transportation and most directly proximate to downtown Cincinnati. There are two major bus lines within a few blocks of the 2329 Harrison Avenue (see map below). This means that residents who live in the far east end of Harrison Avenue, where 2329 building is located, have direct access to public transportation and greater employment opportunities in downtown Cincinnati.

Westwood, Hamilton County, Ohio - Opportunity Map 2010



Source: American Community Survey 2006-2010, Cincinnati Metropolitan Housing Authority **Date:** August 28, 2012
Note: Opportunity index was calculated based on median household income, educational attainment, neighborhood poverty rate, and unemployment rate.

Figure 13

VII. Comparing Opportunity To Relocation Sites

The table below lists initial offer addresses of the residents of the Harrison Avenue unit, and their eventual final relocation address.

Resident	First Offer	Final Offer
Maliaka Davis	582 Strand Lane Cincinnati, Ohio 45232	540 Prospect Pl. #10 Cincinnati, Ohio 45229
Lisa Holley	600 Dutch Colony Dr. Cincinnati, Ohio 45232	9982 Hollis Dr. Cincinnati, Ohio 45251
Kim McCrary	600 Dutch Colony Dr. Cincinnati, Ohio 45232	920 Nassau #4 Cincinnati, Ohio 45206
Angela Brown	6060 Strand Lane Cincinnati, Ohio 45232	3206 Gobel Cincinnati, Ohio 45211
Patricia Shields	1621 Linn St. #513 Cincinnati, Ohio 45214	3271 Gayway Ct. #2 Cincinnati, Ohio 45239
Cueston Morris	835 Poplar St. #310 Cincinnati, Ohio 45214	Forced out of PHA After 20+ Years
Latasha Freeman	Liberty St Townhomes Cincinnati, Ohio 45214 (Verbal offer and immediate rejection by Ms. Freeman)	3032 Westknolls Lane Cincinnati, Ohio 45211
Carla Kinkade	586 Claymore Terr. #3 Cincinnati, Ohio 45238	586 Claymore Terr. #3 Cincinnati, Ohio 45238

The following map illustrates the location, with various colored pins, of the initial and final relocation sites for the residents of 2329 Harrison Avenue. Uniformly, the initial offerings were in lower opportunity areas than the Harrison Avenue site.

Hamilton County, Ohio
 Opportunity Map 2010 overlaid with relocation addresses

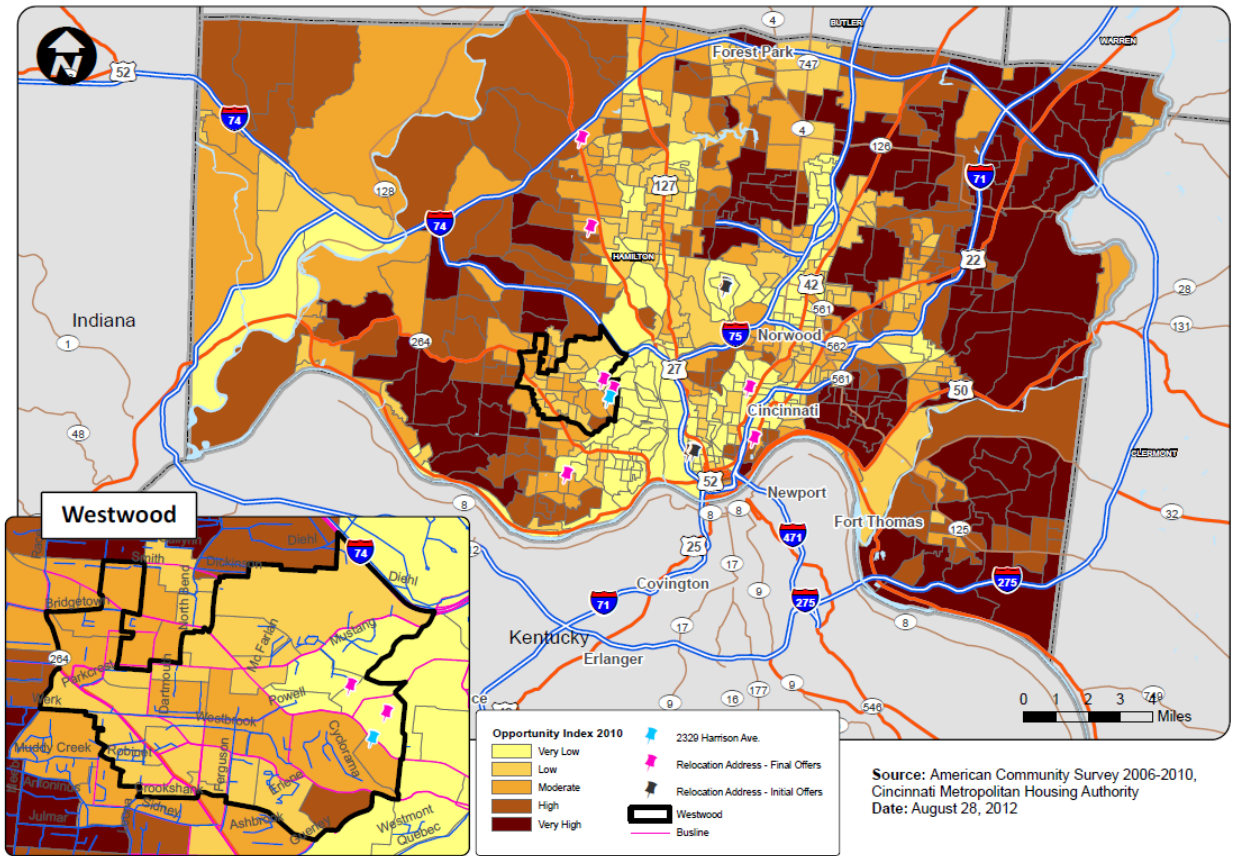


Figure 14

The initial offers were each in very low opportunity census block groups, using 2000 census data. The final offers were also in lower opportunity census block groups than 2329 Harrison Avenue. Not only that, but as you can see from the following map, the initial offers were located in some of the areas with the densest concentrations of public housing in Hamilton County.

Hamilton County, Ohio
 Opportunity Map 2010 with Public Housing Units Overlay

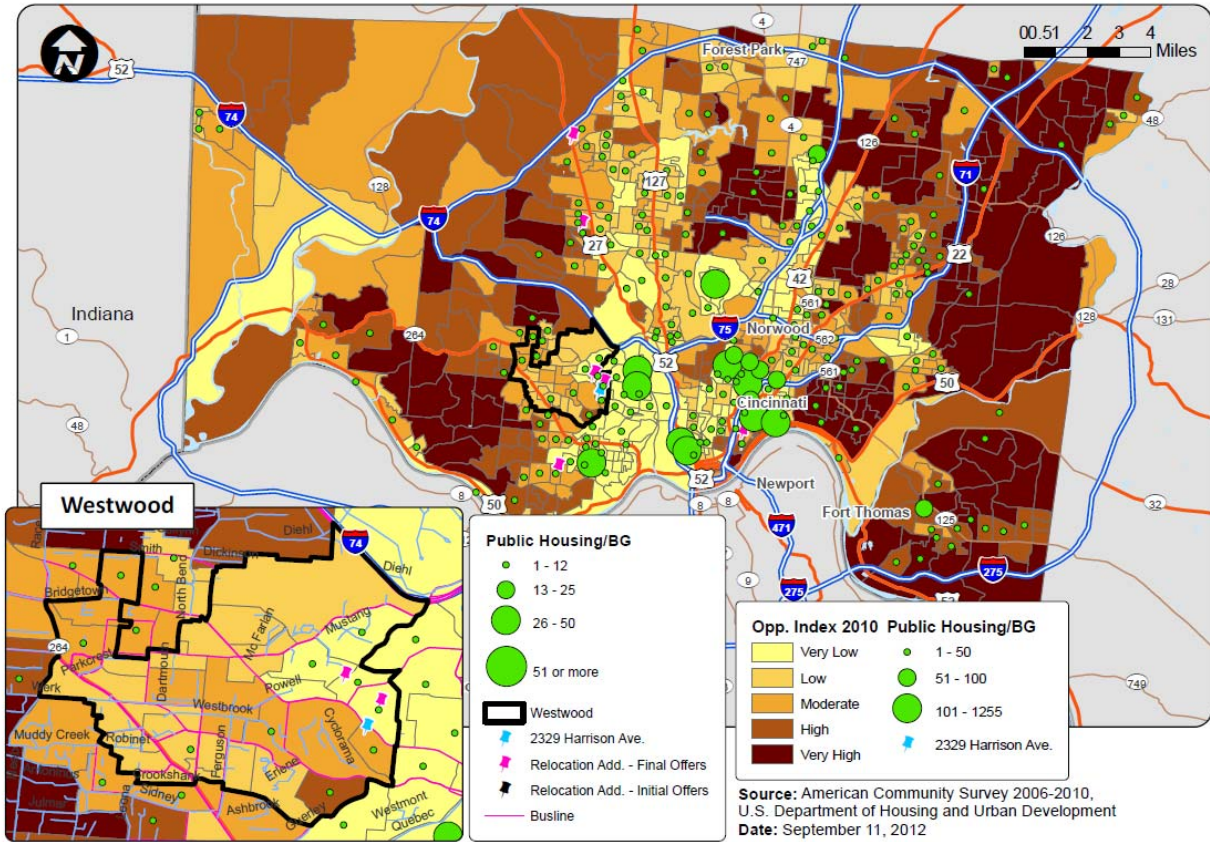


Figure 15

In addition to proposing lower opportunity neighborhoods for relocation, the Defendant also proposed more racially isolated neighborhoods for relocation. The following map of Hamilton County shows the non-white population of Hamilton County using 2010 census data overlaid with the relocation addresses.

Hamilton County, Ohio - Proportion of Non-White Population in 2010 by Census Block Group Overlaid with Relocation Addresses

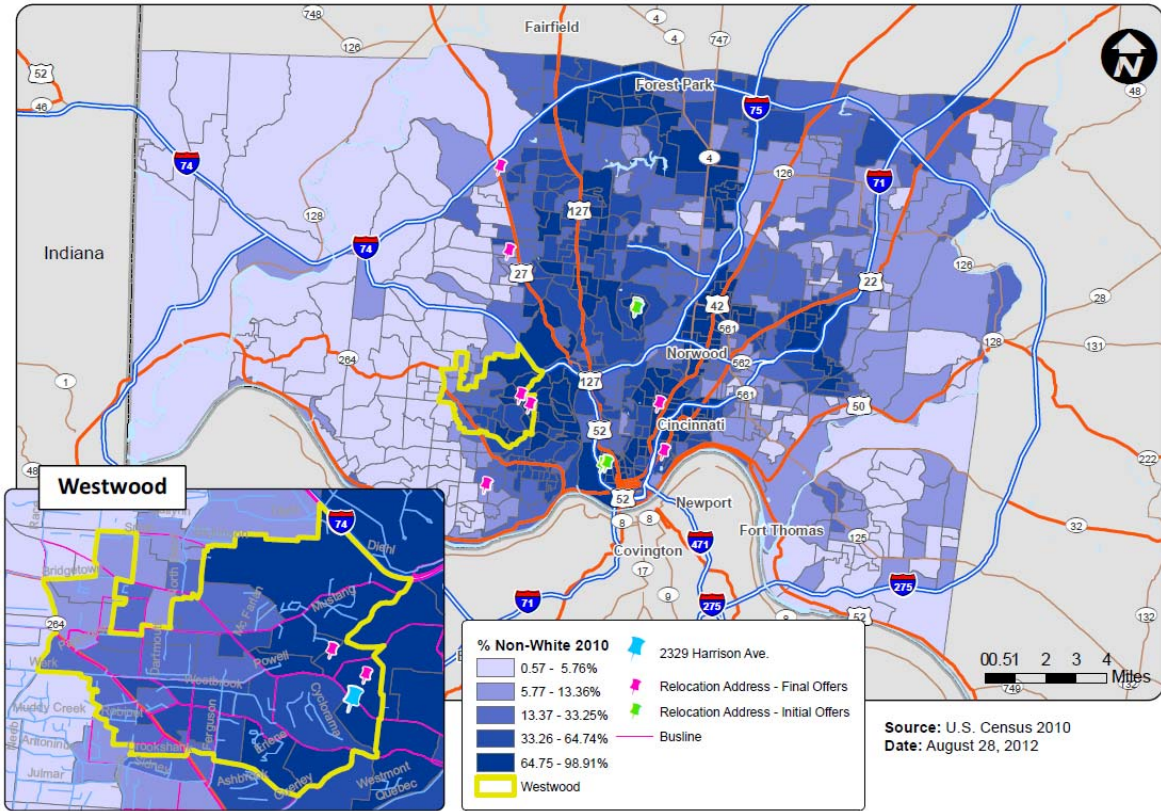


Figure 16

The table below indicates the racial demographics of the initial and final relocation offers for each of the residents of 2329 Harrison.

Table 5

Offer	Street Address	City	Resident	Total Population	Black	% Black	White	% White	% Non-White
	2329 Harrison Ave	Cincinnati		596	425	71.31%	142	23.83%	76.17%
Initial Offer	582 Strand Lane	Cincinnati	Maliaka Davis	3940	3584	90.96%	137	3.48%	96.52%
Initial Offer	600 Dutch Colony Dr.	Cincinnati	Lisa Holley	3940	3584	90.96%	137	3.48%	96.52%
Initial Offer	600 Dutch Colony Dr.	Cincinnati	Kim McCrary	3940	3584	90.96%	137	3.48%	96.52%
Initial Offer	606 Strand Lane	Cincinnati	Angela Brown	3940	3584	90.96%	137	3.48%	96.52%
Initial Offer	1621 Linn St.	Cincinnati	Patricia Shields	730	700	95.89%	15	2.05%	97.95%
Initial Offer	835 Poplar St.	Cincinnati	Cueston Morris	730	700	95.89%	15	2.05%	97.95%
Initial Offer	916 W Liberty St	Cincinnati	Latasha Freeman	730	700	95.89%	15	2.05%	97.95%
Initial Offer	586 Claymore Terr.	Cincinnati	Carla Kinkade	1399	63	4.50%	1272	90.92%	9.08%
Final Offer	540 Prospect Pl.	Cincinnati	Maliaka Davis	438	420	95.89%	8	1.83%	98.17%
Final Offer	9982 Hollis Dr.	Cincinnati	Lisa Holley	1916	302	15.76%	1517	79.18%	20.82%
Final Offer	920 Nassau St.	Cincinnati	Kim McCrary	601	199	33.11%	369	61.40%	38.60%
Final Offer	3206 Gobel Ave	Cincinnati	Angela Brown	835	711	85.15%	92	11.02%	88.98%
Final Offer	3271 Gayway Ct.	Cincinnati	Patricia Shields	1073	64	5.96%	969	90.31%	9.69%
Final Offer	3032 Westknolls Lane	Cincinnati	Latasha Freeman	1494	1107	74.10%	246	16.47%	83.53%
Final Offer	586 Claymore Terr.	Cincinnati	Carla Kinkade	1399	63	4.50%	1272	90.92%	9.08%

This table illustrates that in all but one case, the initial offer was in an extremely or hyper-segregated neighborhood, with 90% or more African-American population, and 96% or more non-white population. Three of the final offers were in neighborhoods much more racially concentrated than the 2329 Harrison neighborhood.

VIII. Conclusion

It is my expert opinion that both the failure to approve the modernization plan and to relocate displaced residence in moderate or high opportunity neighborhoods denies the former and future residents of 2329 Harrison Avenue fair housing options in the Westwood neighborhood.

Signature Page



john a. powell, Executive Director
Haas Diversity Research Center
University of California -- Berkeley
September 28, 2012

ⁱ Thompson v. HUD settlement agreement, available online at:

http://www.naacpldf.org/files/case_issue/Thompson%20v%20HUD%20-%20Settlement%20Agreement%20&%20Exhibits.fully%20executed.08-13-201.pdf

ⁱⁱ Cincinnati Enquirer, January 1, 2012 p. A11.

ⁱⁱⁱ The 2010 US Census confirms that in Westwood, 1264 blacks are homeowners while 3526 whites are homeowners.

^{iv} George Galster, "Urban Opportunity Structure and Racial/Ethnic Polarization," Pp. __ in Tate, Wm. F. [Ed.] (in press). *Research on schools, neighborhoods, and communities: Toward civic responsibility*. Lanham, MD: Rowman and Littlefield [Expected 2011]. See also George Galster, *An Econometric Model of the Urban Opportunity Structure*. Washington, DC: Fannie Mae Foundation, 1998.

^v William Julius Wilson, *When Work Disappears: The New World of the Urban Poor* (1996). For example, "the decline in legitimate employment opportunities among inner-city residents has increased incentives to sell drugs." *Id.* at 23.

^{vi} George Galster, "Urban Opportunity Structure and Racial/Ethnic Polarization," Pp. __ in Tate, Wm. F. [Ed.] (in press).

^{vii} *Id.*

^{viii} Andrew Grant-Thomas and john a. powell, *Structural Racism and Color Lines in the United States*, in *Twenty First Century Color Lines* (2009).

^{ix} john powell, *Sprawl, Fragmentation, and the Persistence of Racial Inequality*, in *Urban Sprawl: Causes, Consequences and Policy Responses* (2002). See also john a. powell, *Reflections on the Past, Looking to the Future: The Fair Housing Act at 40*, 18 J. Affordable Housing & Community Dev. L. 145, 146 (2009).

^x See generally: Sampson, R. J. (2008). "Moving to Inequality: Neighborhood Effects and Experiments Meet Social Structure." *American Journal of Sociology* 114(1): 189-231. George C. Galster, "A Cumulative Causation Model of the Underclass: Implications for Urban Economic Development Policy," in *The Metropolis in Black and White: Place, Power, and Polarization*, eds. G.C. Galster and E.W. Hill. Center for Urban Policy Research, Rutgers University, 1992. and Jurgen Friedrichs, George Galster, and Sako Musterd, "Neighborhood Effects on Social Opportunities: The European and American Research and Policy Context," *Housing Studies* 18.6. 2003 and 797-806; George Galster and Sean P. Killen, "The Geography of Metropolitan Opportunity: A Reconnaissance and Conceptual Framework" *Housing Policy Debate* 6.1.1995. Pages 7-43; Margery Austin Turner and Dolores Acevedo- Garcia. "Why Housing Mobility? The Research Evidence Today." *PRRAC Newsletter* January/February 2005. Paul Jargowsky, *Stunning Progress, Hidden Problems: The Dramatic Decline of Concentrated Poverty in the 1990s* (May 2003). The Brookings Institute. Available on-line at:

<http://www.brookings.edu/es/urban/publications/jargowskypoverty.htm>

-
- ^{xi} Sampson, R. J., P. Sharkey, et al. (2008). "Durable effects of concentrated disadvantage on verbal ability among African-American children." *Proceedings of the National Academy of Sciences (PNAS)* 105(3): 845-852.
- ^{xii} Unnatural Causes, BACKGROUNDERS FROM THE UNNATURAL CAUSES HEALTH EQUITY DATABASE, retrieved <http://www.unnaturalcauses.org/assets/uploads/file/primers.pdf>, California Newsreel
- ^{xiii} *Id.*
- ^{xiv} This effort was conducted for the State of Black Ohio Report. The State of Ohio research comprehensively assessed conditions in the areas of education, housing, neighborhoods, economic opportunity, public safety and many other critical topics for African Americans in Ohio. The initiative looked at trends impacting the African American community, analyze how Ohio's African American community is faring in respect to other states and identify policies and best practices to improve conditions for African Americans in Ohio. The two-year project commenced in January of 2008 and was presented in early 2010. See <http://kirwaninstitute.org/research/projects/stblackohio.php> for more.
- ^{xv} We do not simply average all indicators, but we average those within each sub-category (e.g. education, housing etc.). This helps eliminate any bias a higher number of indicators, say, in housing sub-category, might have on the comprehensive index.
- ^{xvi} Jason Reece and Samir Gambhir, *The Geography of Opportunity: Building Opportunity in Massachusetts*, Kirwan Institute for the Study of Race and Ethnicity, January, 2009.
- ^{xvii} *Id.*
- ^{xviii} *Id.*
- ^{xix} [How Fair Is Florida? Recession, Recovery, Equity and Opportunity in Florida](#) (October, 2009).
- ^{xx} *The Geography of Opportunity: Austin Region* (with Jason Reece and Samir Gambhir). Kirwan Institute for the Study of Race and Ethnicity. March 2007.
- ^{xxi} *The State of Black Ohio: At a Crossroads on the Pathway to Opportunity* (March 2010)
- ^{xxii} The two charts were taken from the Kirwan Institute's State of Black Ohio Report p. 48 and 49.
- ^{xxiii} See "Struggling in the Suburbs," July 7, 2012. *New York Times*.

john a. powell

Curriculum Vitae

January 2012

Director, Haas Diversity Research Center
Robert D. Haas Chancellor's Chair in Equity and Inclusion
University of California, Berkeley
Berkeley, CA 94720

EDUCATION

University of Minnesota, *Post-Graduate Human Rights Fellow*, 1978 - 1980

University of California-Berkeley (Boalt Hall), *Juris Doctor*, 1973

Stanford University, *Bachelor of Arts in Psychology, Philosophy Minor*, 1969

EMPLOYMENT

Director, Haas Diversity Research Center (HDRC), University of California, Berkeley, January 1, 2012 - present

Robert D. Haas Chancellor's Chair in Equity and Inclusion, University of California, Berkeley, January 1, 2012 - present

Professor of Law, The Ohio State University, Moritz College of Law, 2003 – 2012

Gregory H. Williams Chair in Civil Rights and Civil Liberties, The Ohio State University, 2003 - 2012

Executive Director, Kirwan Institute for the Study of Race and Ethnicity, The Ohio State University, 2003 – 2012

Professor of Law, University of Minnesota Law School, 1993 -2003

Adjunct Professor of Law, Hubert H. Humphrey Institute, University of Minnesota, 1993 - 2003

Earl R. Larson Chair in Civil Rights and Civil Liberties Law, University of Minnesota Law School, 2001 - 2003

Executive Director, Institute on Race & Poverty, University of Minnesota Law School, 1993 - 2003

Graduate Professor in American Studies, University of Minnesota, 2001 - 2003

Marvin J. Sonosky Chair of Law and Public Policy, University of Minnesota Law School, 1999 - 2000

Adjunct Professor, American University, 1999

Julius E. Davis Professor, University of Minnesota Law School, 1997 - 1998
Adjunct Professor of American Studies, College of Liberal Arts, University of Minnesota, 1997

Consultant, Ford Foundation Africa Program, Spring 1994

Consultant, International Organization of Consumers Union, 1993 - 1994

Wasserstein Public Interest Fellow, Harvard University Law School, Spring 1993

Adjunct Professor of Law, Columbia University School of Law, 1990 - 1993

National Legal Director, American Civil Liberties Union, 1987 - 1993

Professor, University of San Francisco School of Law, 1984 - 1987

Mediation Trainer, Conciliation Forum of Oakland, 1985 - 1987

Director, The Leadership Project/NLADA, 1983 - 1985

Adjunct Professor of Law, University of Miami Law School, 1981 - 1983

Executive Director, Legal Services of Greater Miami, 1981 - 1983

Staff Attorney/Litigation Resource, Evergreen Legal Services, 1979 - 1981

Instructor, Southern India, 1978 - 1979

Consultant, Government of Mozambique, 1978

Fellow, International Human Rights Post-Graduate Fellowship Program, University of Minnesota Law School, 1977 - 1978

Mediator, Various community groups in the Seattle area, 1975 - 1977

Private practice, 1976 - 1977

Staff Attorney, Seattle Public Defender, 1973 - 1976

Law Clerk, DNA/Peoples (Legal Services), 1972

PROFESSIONAL AFFILIATIONS

Advisory Board, African American Forum on Race & Regionalism
(202-637-2467, www.aafrr.org)

Chair, American Values Institute
(<http://americansforamericanvalues.org>)

Board of Directors, Center for Social Inclusion
(212-428-2785, www.centerforsocialinclusion.org)

Board of Directors, Housing Preservation Project
(651-642-0102, www.hppinc.org)

Board of Directors, National Housing Law Project
(510-251-9400, www.nhlp.org)

Board of Directors, Opportunity Agenda
(212-334-5977, www.opportunityagenda.org)

Board of Directors, Philanthropic Initiative for Racial Equity
(202-375-7770, www.racialequity.org)

Board of Directors, Poverty & Race Research Action Council
(202-906-8023, www.prrac.org)

Chairman of the Board, the TIDES Network
(415-561-6400, www.tides.org)

Former Board Member, Twin Cities Public Television
(651-222-1717, www.tpt.org)

Former Member, National Legal Aid and Defender Association
(202-452-0620, www.nlada.org)

Member, African American Leadership Academy
(614-227-2700, www.uwcentralohio.org)

Member, Congressional Black Caucus Foundation
(202-775-0773, www.cbcfinc.org)

Member, National Bar Association
(202-842-3900, www.nationalbar.org)

Member, National Conference of Black Lawyers

(866-266-5091, www.ncbl.org)
Member, National Economic Development and Law Center
(510-251-2600 x 109, www.nedlc.org)

Member, National Urban League
(212-558-5300, www.nul.org)

Member, Smart Growth America
(202-207-3355, www.smartgrowthamerica.org)

Member, Washington State Bar Association
(800-945-9722, www.wsba.org)

SELECTED AWARDS

Selected to participate in the Distinguished Scholar in Residence Program, University Of Arkansas, Clinton School of Public Service, Center on Community Philanthropy, June 2011.

2010 Loving Civil Rights Award for Civil and Human Rights, Fair Housing Center, May 2010.

Abraham Krasnoff Courage and Commitment Award from ERASE Racism, June 2008.

Selected as a national HistoryMaker by The HistoryMakers organization, Chicago, 2002 .

Outstanding Community Service Award from the University of Minnesota, 2001.

PERSONAL

Born: May 27, 1947

Background: Grew up in Detroit, Michigan as the sixth of nine children; attended Southeastern high school in Detroit; played basketball and ran track in high school, and also ran track in college.

Travel: Central and Northern Europe, Canada, Japan, Thailand, Brazil, Mexico and other parts of Central America, South Africa, Tanzania, Kenya, Mozambique, Zimbabwe, Zambia, the Seychelles, Botswana, Ethiopia, Malawi, India, New Zealand, Australia.

Books

Racing to Justice: Transforming Our Conceptions of Self and Other to Build an Inclusive Society. Indiana University Press. Forthcoming 2012.

In Pursuit of a Dream Deferred: Linking Housing and Education Policies (with Gavin Kearney and Vina Kay). New York: Peter Lang Publishing, 2001.

The Rights of Racial Minorities: The Basic ACLU Guide to Racial Minority Rights -Young People's Version (With L. McDonald). American Civil Liberties Union, 1998.

The Rights of Racial Minorities: The Basic ACLU Guide to Racial Minority Rights, 2nd ed. (with L. McDonald). The American Civil Liberties Union, 1993.

Book Chapters

Conclusion (with Jason Reece). Where Credit is Due: Bringing Equity to Credit and Housing After the Market Meltdown. Eds. Christy Rogers and John Powell. Lanham, MD: University Press of America/Hamilton Books, 2011.

"Reinterpreting Metropolitan Space as a Strategy for Social Justice." Breakthrough Communities: Sustainability and Justice in the Next American Metropolis. Ed. Paloma Pavel. Cambridge: MIT Press, 2010.

"Structural Racism and Color Lines in the United States." 21st Century Color Lines: Exploring the Frontiers of America's Multicultural Present and Future (with Andrew Grant-Thomas). Eds. Andrew Grant-Thomas and Gary Orfield. Philadelphia: Temple University Press, 2008.

"Why All Deliberate Speed?" The Promise of Justice: Essays on Brown v. Board of Education. Ed. Mac A. Stewart. Columbus: The Ohio State University Press, 2008.

"Race, Poverty, and Urban Sprawl: Access to Opportunities through Regional Strategies." Growing Smarter: Achieving Livable Communities, Environmental Justice and Regional Equity. Ed. Robert Bullard. Cambridge: MIT Press, 2007.

"Structural Racism and Spatial Jim Crow." The Black Metropolis in the Twenty-First Century: Race, Power, and the Politics of Place. Ed. Robert Bullard. Lanham: Rowman and Littlefield Publishers, 2007.

"Toward a Transformative View of Race: The Crisis and Opportunity of Katrina." There is No Such Thing as a Natural Disaster: Race, Class, and Katrina. (With Hasan Kwame Jeffries, Daniel Newhart and Eric Stiens.) Eds. Gregory Squires and Chester Hartmann. New York: Routledge, 2006.

"A New Theory of Integrated Education: True Education." School Resegregation: Must the South Turn Back? Eds. John Boger and Gary Orfield. Chapel Hill: University of North Carolina Press, 2005.

Foreword. Talking the Walk: A Communication Guide for Racial Justice. Eds. Hunter Cunnig and Makani Themba-Nixon. Oakland: AK Press, 2003.

"Toward the Livable City." Opportunity-Based Housing. Ed. Emilie Buchwald. Minneapolis: Milkweed Editions, 2003.

"Sprawl, Fragmentation, and the Persistence of Racial Inequality: Limiting Civil Rights by Fragmenting Space." Urban Sprawl: Causes, Consequences, and Policy Responses. Ed. Gregory Squires. Washington D.C.: Urban Institute Press, 2002.

"Urban Fragmentation as a Barrier to Equal Opportunity." (With Kathleen Graham.) 2002 Report of the Citizens' Commission on Civil Rights: Rights at Risk, Equality in an Age of Terrorism. 2002.

"Transformative Action: A Strategy for Ending Racial Hierarchy and Achieving True Democracy." Beyond Racism: Race and Inequality in Brazil, South Africa and the United States. Eds. Charles Hamilton, Lynn Huntley, Neville Alexander, Antonio Sérgio Alfredo Guimarães, and Wilmot James. Boulder: Lynne Rienner Publishers, 2001.

"Race, Poverty and Social Security." Challenges to Equality: Poverty and Race in America. Ed. Chester Hartman. Armonk, NY: M.E. Sharpe, 2001.

"Addressing Regional Dilemmas for Minority Communities." Reflections on Regionalism. Ed. Bruce Katz. Washington D.C.: Brookings Institution Press, 2000.

"Who Thought of Dropping Racial Categories and Why?" Double Exposure: Poverty & Race in America. Ed. Chester Hartman. Armonk, NY: M.E. Sharpe, 1997.

"The Debate on Multiculturalism." Double Exposure: Poverty & Race in America. Ed. Chester Hartman. Armonk, NY: M.E. Sharpe, 1997.

"Are You Going To March?" Race: An Anthology in the First Person. Ed. Bart Schneider. New York: Crown Trade Paperbacks, 1997.

Introduction. Double Exposure: Poverty & Race in America. Ed. Chester Hartman. Armonk, NY: M.E. Sharpe, 1997.

"How Government Tax and Housing Policy Have Racially Segregated America." Taxing America. Eds. Karen Brown and Mary Louise Fellows. New York: New York University Press, 1996.

"Worlds Apart: Reconciling Freedom of Speech and Equality." The Price We Pay: The Case Against Racist Speech, Hate Propaganda, and Pornography. Eds. Laura Lederer and Richard

Delgado. New York: Hill & Wang (a division of Farrar, Straus, and Giroux), 1995.

Articles and Essays

"Beyond Public/Private: Understanding Excessive Corporate Prerogative" (with Stephen Menendian). Kentucky Law Journal 100 . Forthcoming, 2012.

"The Future of Fair Housing in a Diverse Suburbia" (with Jason Reece). Book chapter for edited volume to be released by the National Center for Suburban Studies. Temple University Press. Forthcoming 2012.

"Corporate Prerogative, Race, and Identity Under the Fourteenth Amendment" (with Caitlin Watt). Cardozo Law Review 32 (2011): 885.

"Beyond Public/Private: Understanding Corporate Power" (with Stephen Menendian). Poverty and Race 20, 6 (2011): 5.

"Implicit Bias Insights as Preconditions to Structural Change" (with Rachel Godsil). Poverty and Race 20, 5 (2011): 3.

"Rethinking Poverty in a Time of Crisis." Forum on Public Policy: A Journal of the Oxford Roundtable 4 (2010).

"Remaking Law: Moving Beyond Enlightenment Jurisprudence." Childress Memorial Lecture (with Stephen M. Menendian). Saint Louis University Law Journal 54 (2010): 1035.

"Tailoring Job Relief to America's Diverse Communities." *The Washington Post*, 10 March 2010.

Negotiating the New Political and Racial Environment (with Caitlin Watt). Journal of Law and Society 11 (2009).

"The Future of Fair Housing and Fair Credit: From Crisis to Opportunity" (with Jason Reece). Cleveland Marshall Law Review 57 (2009).

"The Importance of Targeted Universalism" (with Stephen M. Menendian and Jason Reece). Poverty & Race 18, No. 2 (2009).

"When Will Recovery Hit Black Neighborhoods?" *Essence.com*, August 2009.

"Will Economic Recovery Reach Black Neighborhoods?" *The Grio*, July 2009.

"Post-racialism or Targeted Universalism?" Denver University Law Review 86 (2009): 785.

"Structural Racism and the Obama Presidency." *Pambazuka News – Weekly Forum for Social Justice in Africa*, December 2008.

"The Impact of Societal Systems on Black Male Violence." Journal of Aggression, Trauma and Maltreatment (Special Issue) 16 (2008): 311.

"Reflections on the Past, Looking to the Future: The Fair Housing Act at 40." Indiana Law Review 41 (2008): 605.

"Structural Racism: Building Upon the Insights of John Calmore." North Carolina Law Review 86 (2008): 791.

"The Race and Class Nexus: An Intersectional Perspective." Law & Inequality 25 (2007): 355.

"Culture, Structures, and the Fate of U.S. Blacks." (With Andrew Grant-Thomas.) Milwaukee Journal Sentinel 3 Nov. 2007: 11A.

"Using the Low Income Housing Tax Credit Program to Connect Low-Income Children to High-Quality Schools." Poverty and Race Jan./Feb. (2007).

"Toward a Structural Racism Framework." (With Andrew Grant Thomas.) Poverty & Race. Nov./Dec.(2006).

"Tearing Down Structural Racism and Rebuilding Communities." (With Maya Wiley.) Sargent Shriver National Center on Poverty Law Clearinghouse Review May/June (2006).

"Moving Beyond the Isolated Self: The Political and Spiritual Project for the 21st Century." TIDES Social Policy Magazine Spring 2005.

"Dreaming of a Self Beyond Whiteness and Isolation." Washington University Journal of Law and Policy 18 (2005): 13.

"Needed: More Focus on Whiteness." Poverty and Race Jan./Feb. (2005). "The Needs of Members in a Legitimate Democratic State." Santa Monica Law Review 44 (2004).

"Lessons From Suffering: How Social Justice Informs Spirituality." University of St. Thomas Law Journal 1 (2003).

"Does Living a Spiritually Engaged Life Mandate Us to Be Actively Engaged in Issues of Social Justice?" University of St. Thomas Law Review 1 (2003).

"Brown is Not Brown and Educational Reform is Not Reform if Integration is Not a Goal." (With Marguerite Spencer.) New York University Review of Law & Social Change 28 (2003).

"Giving Them the Old 'One-Two': Gentrification and the K.O. of Impoverished Urban Dwellers of Color." (With Marguerite Spencer.) Howard Law Journal Spring (2003).

"Opportunity-Based Housing." Journal of Affordable Housing and Community Development Law 2 Winter (2003).

"Fragmentation as a Primary Barrier to Civil Rights Enforcement." (With Kathleen Graham.) Institute on Race and Poverty, 2002.

"Racism and Metropolitan Dynamics: The Civil Rights Challenge of the 21st Century." Ford Foundation, 2002.

"A Minority-Majority Nation: Racing the Population in the Twenty-First Century." Fordham Urban Law Journal 4 April (2002).

"Post-Durban Implications for the US Civil Rights Agenda." Poverty and Race Research Action Council, 2002.

"The Tensions Between Integration and School Reform." Hastings Constitutional Law Quarterly 28 Spring (2001).

"The New Racial Politics of Social Security." Colorlines Fall (2000).

"Race, Poverty, & Globalization." (With S.P. Udayakumar.) Poverty and Race May/June (2000).

"Whites Will Be Whites: The Failure to Interrogate Racial Privilege." University of San Francisco Law Review 34 Spring (2000): 419.

"Achieving Racial Justice: What's Sprawl Got to Do with It?" Poverty & Race Sept./Oct. (1999).

"What We Need to Do About the 'Burbs'." Colorlines Magazine Fall (1999).

"Race and Space." Poverty & Race 8 (1999).

"Race, Poverty and Urban Sprawl: Access to Opportunities Through Regional Strategies." Forum for Social Economics Spring (1999).

"What Really Drives Metropolitan Growth." Brookings Review Fall (1998).

"Remaking the Urban University for the Urban Student: Talking About Race." (With Marguerite Spencer.) Connecticut Law Review 30 (1998): 1247.

"As Justice Requires/Permits: The Delimitation of Harmful Speech in a Democratic Society," Law & Inequality Journal 16 (1997).

"The Colorblind Multiracial Dilemma: Racial Categories Reconsidered." University of San Francisco Law Review 31 (1997): 789.

"The 'Racing' of American Society: Race Functioning as a Verb Before Signifying as a Noun." Law & Inequality 15 (1997): 99.

"Reflections on the Self: Exploring Between and Beyond Modernity and Postmodernity."

Minnesota Law Review 81 (1997): 1481.

"Injecting a Race Component into Mount Laurel-Style Litigation." Seton Hall Law Review 27 (1997): 1369.

"Race & Democracy in America." Colors Fall (1996).

"Worlds Apart: Reconciling Freedom of Speech and Equality." Kentucky Law Journal (1996): 9.

"Is Racial Integration Essential to Achieving Quality Education for Low-Income Minority Students, In the Short Term? In the Long Term?" Poverty and Race Sept.- Oct. (1996).

"Segregation and Educational Inadequacy in Twin Cities Public Schools." Hamline Journal of Public Law and Policy (1996): 337.

"Living and Learning: Linking Housing and Education." Minnesota Law Review 80 (1996): 749.

"Black Immersion Schools." New York University Review of Law and Social Change 21 (1995): 601.

"Blaming the Remedy." Racefile May-June (1995).

"Constructing an Agenda for the Post-Civil Rights Era." University of South Florida Law Review 29 (1995): 889.

"How the 'War on Drugs' Decimated Black America." Colors July-Aug. (1995).

"Who Thought of Dropping Racial Categories, and Why?" Poverty & Race Jan.-Feb. (1995).

"Neighborhood Schools Mean Segregated Schools." *Star Tribune*, 18 Dec. 1994.

"Who Really Can Claim Innocence?" Poverty & Race Nov.-Dec. (1994).

"Righting the Law: Seeking a Humane Voice." West Virginia Law Review 96 (1994): 33.

"Talking Race." Hungry Mind Review 31 (1994): 15.

"The Right to Die." Issues in Law and Medicine 10 (1994): 169-182.

"Symposium: Is Racism Permanent?" Poverty & Race Nov.-Dec. (1993).

"Race and Poverty: A New Focus for Legal Services." Clearinghouse Review 27 (1993): 299.

"Rights Talk/Free Speech and Equality." Annual Survey of American Law (1992/1993): 587.

"The Debate on Multiculturalism." Poverty & Race July (1992).

"Comment: Racial Realism or Racial Despair?" Connecticut Law Review 24 (1992): 533.

"Racism and Multiculturalism: A Dilemma in a Post-Civil Rights Era." Management Information Exchange Journal 5 (1991): 2.

"Hostage to the Drug War: The National Purse, the Constitution and the Black Community." University of California (Davis) Law Review 24 (1991): 557.

"New Property Desegregated: A Model to Address Employment Discrimination." University of San Francisco Law Review 24 (1990): 363.

Book Reviews

"The Housing Crisis: How Did We Get Here? Where Do We Go?" (with Jason Reece). Shelterforce. The Journal of Affordable Housing and Community Building, Fall/Winter 2009.

Beyond the Whiteness of Whiteness: Memoir of a White Mother of Black Sons, by Jane Lazarre; Displacing Whiteness: Essays in Social and Cultural Criticism, edited by Ruth Frankenberg (With Marguerite Spencer.) Signs, Journal of Women in Culture and Society (Winter 2000).

Reports and Other Publications

"Transforming the Face of Housing: The Dynamics of Race, Class, and Housing Opportunity" (with Christy Rogers). Making the Case for Housing Choices and Complete Communities: The Next Generation. The Atlanta Neighborhood Development Partnership, Inc. September 2007.

Regionalism: Projection of its Impact on Cleveland's African American Community (with Robert Bullard, Angela Glover Blackwell and Deohn Ferris). The Kirwan Institute for the Study of Race and Ethnicity for The Presidents' Council of Cleveland. May 2007.

The Geography of Opportunity: Austin Region (with Jason Reece and Samir Gambhir). Kirwan Institute for the Study of Race and Ethnicity. March 2007.

Communities of Opportunity: A Framework for a more Equitable and Sustainable Future for All (with Samir Gambhir, Jason Reece and Christy Rogers). The Kirwan Institute for the Study of Race and Ethnicity. January 2007.

Economic Segregation: Challenging Ohio's Public Schools (with Rebecca Reno and Jason Reece). The Kirwan Institute for the Study of Race and Ethnicity. November 2005.

A Minority Business Development Framework for the Cleveland Foundation. (With Julie Nielsen, Jason Reece, Roger Clay, Jr. and Tim Lohrentz.) The Kirwan Institute for the Study of Race and Ethnicity (Commissioned by the Cleveland Foundation). October 2005.

"You Have the Right." Syndicated Column. (1989-1993).

INVITED PRESENTATIONS

Presentation, Funders Network for Smart Growth and Livable Communities. Miami - December 7, 2011. "Understanding Opportunity: Structural Racialization, Implicit Bias, and Targeted Universalism."

Teleseminar on diversity, National Speakers Association and the Center for Human Diversity. Wednesday, Nov. 23, 2011.

Panel presentation, Frank W. Hale, Jr. Black Cultural Center, The Ohio State University (with Stephen Menendian, Columbus, OH - November 21, 2011.

Presentation, Kellogg Foundation racial equity event. Washington, DC – November 18, 2011. "Implicit Bias and Immigration."

Keynote address, 2nd annual dinner of reconciliation, John Hope Franklin Center for Reconciliation. Tulsa, OK - November. 17, 2011. "Exploring the Unconscious: The Dynamics of Race and Reconciliation."

Panel presentation, University of Missouri - Kansas City School of Law one-day conference. Kansas City - November 11, 2011. "

Presentation, PolicyLink Equity Summit. Detroit – November 10, 201. "Health, Equity and Schools."

Presentation, Women's Donors Network. Denver - November 4, 201. "The Economy, Race and Power."

Presentation, The Renaissance Project. New Orleans - October 28, 2011. "More Than What Meets the Eye: Implicit Bias and Race."

Presentation, Ohio Grantmakers Forum (OGF) annual conference. Columbus, OH - October 25, 2011. "Using a Different Diversity Lens to Situate Power and Leadership."

Presentation and Keynote address, 3rd annual educational conference - Transforming Systems: Achieving Social Equity, Non-Profit Alliance, Monterey County (NAMC). Monterey CA - October 14, 2011. "Race Above and Below: Systems, Structures and Implicit Bias." "Deepening Our Practice."

Presentation, Hartnell College. Salinas, CA. - Oct. 13, 2011. "Structures, Systems, and How People are Situated: Understanding Racialized Outcomes."

Presentation, Power to Thrive: Community Organizing and Health Equity Conference, sponsored by ISIAAH, Healthy Heartland, Kellogg and the California Endowment. St. Paul, MN - October 11, 2011. "Power to Thrive."

Keynote address, Race and Social Justice Initiative, Seattle Office of Civil Rights. Seattle - Oct. 6, 2011. "Framing the Dialogue on Social Justice: A Structural Racialization Lens."

Presentation, Justice Summit organized by the AMOS Project. Cincinnati - Sept. 30, 2011. "Structural Racialization & Opportunity Structures: Addressing Racial Equity."

Panel remarks, Proctor Summit on "the New Jim Crow." Dallas - Sept. 29, 2011.

Presentation, Strategic Discussion on the Future of Assisted Housing Mobility, co-hosted by the Open Society Foundations and The Ford Foundation's Metropolitan Opportunity Division. New York - Sept. 19, 2011. "Housing mobility and opportunity – framing the discussion."

Presentation, CCO (Communities Creating Opportunity) Metro Leadership Training event. Kansas City, MO - September 16, 2011. "Understanding and Overcoming Racial Inequality in Systems."

Presentation, regional meeting of stakeholders for the New Metropolis Project in conjunction with MOSES and the Michigan Suburbs Alliance in Detroit. Detroit - September 15, 2011. "History, Challenges & Opportunity for America's First Suburbs."

Opening plenary, Conference on Rebuilding an Economy that Works for Everyone in Minnesota. Minneapolis, MN. - September 10, 2011. "The Economy, Race and Power."

Presentation, Ohio Courts of Appeals Judges Association Fall Conference (with Stephen Menendian). Columbus, OH - September 7, 2011

Remarks, panel discussion at Federal Reserve forum on the Housing Market. Washington, D.C. - September 1, 2011.

Presentation, White House Summit on First Suburbs. Washington, D.C. – July 18, 2011. "History, Challenges & Opportunity for America's First Suburbs."

Panel presentation, Ford Foundation 75th Anniversary Event. New York City – July 14, 2011.

Presentation, Kellogg Foundation, Food and Community Meeting. Detroit – July 12, 2011. "Creating Opportunity Structures: Addressing Racial Equity."

Symposium presentation, "Understanding the Effects of Implicit Bias and Racism in Disproportionate & Disparate Outcomes," Casey Family Programs, Racial Equity Institute, Guilford County Dept. of Social Services, & Guilford County Schools. Greensboro, NC - June 29, 2011. "Implicit Bias, Structural Racialization and Disparate Outcomes."

Panel Presentation, African American Leadership Forum. Twin Cities - June 27, 2011.

Presentation, Professional Development Retreat with the PICO National Network. Applegate, CA. - Tuesday, June 19 - 22, 2011. "Structural Racialization, Implicit Bias, and Targeted Universalism: An

Introduction for Organizers.”

Panel presentation, Community Foundation of the National Capitol Region and the Smithsonian Institute. Washington, D.C. - June 15, 2011.

Presentation, Board of Trustees, the Blandin Foundation. Grand Rapids, Minnesota - June 10, 2011. “Strengthening Communities in Rural Minnesota.”

Presentation, judicial conference on implicit bias in judicial decision making sponsored by the Supreme Court Permanent Judicial Commission for Children, Youth and Families (Children’s Commission) and the Texas Center for the Judiciary. Austin, TX - June 7, 2011. “Structural Racialization and Implicit Bias.”

Panel presentation, NFHA (National Fair Housing Association) conference. Washington, D.C. - June 6, 2011.

Presentation, W.K. Kellogg Foundation conference: "American Healing - Building the Field and Connecting the Leaders." Ashville, North Carolina - May 24, 2011. “More Than What Meets the Eye: Implicit Bias and Race.”

Presentation, Reimagining Older Industrial Communities Symposium. Detroit, MI - May 18, 2011. “Equity and the Changing Metropolis.”

Presentation, convening of the National People's Action organization. Columbus, OH - May 16, 2011, 7:30 p.m. “Corporations and Race.”

Webinar presentation, Leadership Learning Community. May 16, 2011. “Systems Thinking and Structural Racialization.”

Presentation, the Michigan Suburbs Alliance/MOSES/New Metropolis Project. Detroit, MI - May 12, 2011.

Presentation, the African American Leadership Academy. Columbus, OH - April 21, 2011. “Leadership and Transformative Change.”

Presentation, University of Minnesota College of Education and Human Development. Twin Cities - May 4, 2011.

Panel presentation, The Ohio State University, Columbus, OH (with Stephen Menendian) – April 20, 2011. "Excessive Corporate Power, The Legacy of Santa Clara."

Panel presentation, Council of Foundations Annual Conference. Philadelphia, PA - April 12, 2011. “Speaking of Race: Communications, the Unconscious Mind, and Public Policy.”

Presentation, Poverty Law Conference. Austin, Texas - April 7, 2011. “Understanding Structural Racialization.”

Panel presentation, conference on Race, Law and Socio-Economic Class, University of California, Irvine School of Law. Irvine, CA -March 18, 2011. "Capitalism, Race, and the Struggle for Equality."

Presentation, CLASP policy forum on racial equity and federal policy. Washington, DC - March 10, 2011.

Class lecture, Stanford University. Stanford, CA - March 2, 2011.

Keynote address, Structural Racialization Conference, University of Kentucky College of Law. Lexington, KY - February 25, 2011. "It's not what you think: How structural dynamics and implicit bias reproduce racial hierarchy in the age of Obama."

Presentation, Board meeting, Woods Fund of Chicago. Chicago, IL – January 19, 2011.

Panel presentation, The Sisters of Charity Foundation. Cleveland – January 10, 2011. "Community Engagement."

Presentation, California Endowment. Los Angeles – January 4, 2011. "Building Just and Healthy Communities."

Presentation to the California Endowment. Los Angeles – Tuesday, January 4, 2011. "Building Just and Healthy Communities."

Presentation to the United Nations Forum on Minority Issues. Geneva, Switzerland – Tuesday, December 14, 2010. "Unequal Access: Credit and Lending for Communities of Color."

Presentation and all-day engagement with PICO (People Improving Communities Through Organizing) . Santa Cruz, CA - Wednesday, December 7, 2010. "Structural Racialization and Social Justice."

Keynote address at Case Western Reserve University "Race Relations Think Tank" convening. Cleveland - Saturday, November 20, 2010. "Challenging Racialized Structures and Moving Toward Social Justice."

Presentation at National Consumer Law Center Annual Conference. Boston - Saturday, November 13, 2010. "Housing, Credit and Opportunity."

Opening plenary speech at UNC Center for Civil Rights Conference Honoring Julius L. Chambers. New York - Monday, November 1, 2010. "The Unfinished Work: Advancing New Strategies in the Struggle for Civil Rights."

Presentation at Hale Black Cultural Center, The Ohio State University. Columbus, Ohio - Friday, October 22, 2010. "The Need to Change the Way We Talk, Think, and Act on Race."

Presentation at 2010 Land Use Conference, The Ohio State University. Columbus, Ohio – Thursday, October 21, 2010. "Civil Rights Groups and the Smart Growth Movement."

Plenary presentation at Bioneers conference. San Rafael, California - October 17, in San Rafael, CA. "Dance Like You Matter in an Intra-Related World."

Keynote address at regional anti-racism conference sponsored by the Thomas Jefferson District of the Unitarian Universalist Association. Richmond, Virginia - Saturday, October 9, 2010. "Race, Place, and Opportunity: The Role of Structures in (Re)Producing Inequality."

Keynote address at YWCA Kalamazoo Summit on Racism. Kalamazoo, Michigan - Thursday, October 7, 2010. "Building Just and Healthy Communities."

Keynote speech at GENESIS annual fund raising event. Oakland, CA - Sunday, August 29, 2010. "Renewing Beloved Community: Understanding Structural Racialization and Opportunity."

Keynote address at conference, "Building an Inclusive Community," co-sponsored by the Diversity Council of the City of Rochester, Minnesota. Rochester - Thursday, August 19, 2010. "Transforming Race Today: Structural Racialization, Systems Thinking, and Implicit Bias."

Presentation at NLADA Substantive Law Conference. Chicago - Thursday, July 22, 2010. "Understanding Structural Racialization."

Brown bag workshop presentation, U.S. Department of Justice, Housing and Civil Enforcement Section. Washington, DC. - July 8, 2010 (with Jason Reece). "Opportunity Mapping: Using Mapping to Support Fair Housing."

Presentation (with Phil Tegeler) on opportunity mapping for the U.S. Department of Justice. Washington, D.C. - Thursday, July 8, 2010. "Opportunity Mapping: Mapping the Geography of Opportunity to Support Fair Housing & Educational Equity."

Presentation to and conversation with Ohio staff of U.S. Senator Sherrod Brown. Columbus, Ohio - Tuesday, June 22, 2010. "Building a Fair Recovery."

Presentation at convening of the Funders Network for Smart Growth and Livable Communities and the Iowa West Foundation. New York City - Friday, June 11, 2010. "Structural Racialization and the Geography of Opportunity."

Presentation on Affordable Housing and Economic Opportunity at "Race in America: Restructuring Inequality" Conference. Pittsburgh - Friday, June 4, 2010. "Help Wanted: Creating Equal Opportunities for Minorities."

Plenary address and training for The California Endowment. Los Angeles - Thursday, May 27 - Friday, May 28, 2010. "Structural Racialization and Opportunity Mapping."

Presentation for the Philanthropic Initiative for Racial Equity (PRE). Los Angeles - Wednesday, May 26, 2010. "Racial Equity Impacts of the Economic Recovery."

Keynote address at Four Freedoms Fund Grantee Convening. Dallas, Texas – Tuesday, April 6, 2010. “Social Justice Movement and the Role of Government.”

Presentation to Ohio State University Development CEOs. Columbus, Ohio – Tuesday, March 9, 2010. “Connecting with Donors of Color.”

Presentation at UC Davis Center for Regional Change, Healthy Youth/Healthy Regions Distinguished Speaker Series. Davis, California – Friday, February 25, 2010. “Opportunity Regions: Integrating Youth into an Equity Agenda.”

Presentation and workshop for the West Metro Education Program, Adath Synagogue. Minnetonka, Minnesota - Thursday, February 18, 2010. “True Integration: Strengthening Commitment to Collaboratively Identify Inter-District Best Practices.”

Keynote address at Southeastern Colloquium on Racial Inequality and Poverty, Georgia Community Action Association. Atlanta - Wednesday, February 17, 2010. “Structural Racialization, Implicit Bias and Opportunity.”

Presentation to the Scioto Educational Foundation. Columbus, Ohio – Tuesday, February 9, 2010. “Moving Toward A Transformative Dialogue on Race: Understanding the Importance of Structural Racialization.”

Presentation at Forum on Collaborative Solutions to Inclusive and Sustainable Community Economic Development, Heritage University. Yakima, Washington – Friday, January 29, 2010. “Opportunity Communities: How Do We Get to Empowerment?”

Presentation to Kellogg Foundation. Washington, D.C. - Wednesday, January 27, 2010. “The Power of circumstance and opportunity.”

Presentation at Dr. Martin Luther King's birthday observance, Bates College. Lewiston, Maine Monday, January 18, 2010. “Building a True Democracy: Illuminating the Interaction of Spirituality, Ethics, Structural Racialization and Social Justice.”

Keynote address at State of the Region convening sponsored by the Bay Area Social Equity Caucus. Berkeley, California - Friday, January 15, 2010. “Equitable Regionalism in the Bay Area.”

Presentation to the staff of the Detroit Legal Aid and Defender Association. Detroit - Thursday, January 14, 2010. “The Role of the Legal Services Advocate in the 21st Century.”

Panel discussion on his chapter in The Promise of Justice (Chapter 9: "Why All Deliberate Speed? Using Brown to Understand Brown," OSU Bell Resource Center on the African American Male. Columbus, Ohio - Monday, November 30, 2009.

Presentation to Northwest Area Foundation- Twin Cities African American Leadership Forum. Minneapolis - Saturday, November 21, 2009. “Transformative Leadership in the 21st Century.”

Presentation at ISIAAH Leadership Assembly. Minneapolis - Saturday, November 14, 2009.
"Fulfilling the Promise – Building Healthy Communities for All."

Closing remarks at K-12 School Integration Conference, Howard University School of Law.
Washington, D.C. - Thursday, November 13, 2009.

Panel presentation at Anne E. Casey Foundation pre-conference event. Pittsburgh, Pennsylvania –
Wednesday, November 11, 2009. "The Racialization of Poverty."

Lecture to undergraduate class at the University of Wisconsin. Stout, Wisconsin - Monday,
November 9, 2009. "Structural Racialization."

Panel remarks at the Schott Foundation for Public Education, National Opportunity to Learn 2009
Educational Summit. Cambridge, Massachusetts – Friday, November 6, 2009.

Plenary presentation at Hofstra University conference. Hempstead, New York - Saturday,
October 24, 2009. "'Race and Suburbanization: Shifting the Opportunity Paradigm."

Presentation for the San Francisco Foundation. San Francisco, CA. Monday, October 19, 2009.
"The Continuing Significance of Race: Insights for the Philanthropic Community."

Panel presentation at Bioneers 2009 Conference, Sustainability & Justice in the Next American
Metropolis. San Rafael, CA. - Sunday, October 18, 2009. "Connecting Spirituality with Social and
Ecological Justice."

Lecture at Wayne State University. Detroit – Tuesday, October 13, 2009. "Negotiating the New
Political and Racial Environment."

Presentation and workshop at Summit for Courageous Conversation-2009. Baltimore - Monday,
October 12, 2009. "Achieving True Integration."

Keynote address at 24th Annual Midwest Clinical Law Teachers Conference. Detroit - Saturday,
October 10, 2009. "The Arc of Justice: Advocacy and Clinical Practice."

Presentation at Affordable Housing and Community Development Law Conference (American
Bar Association). Newport, RI – Friday, October 9, 2009. "Perspectives on Community and
Economic Development in a Global Economy."

Richard J. Childress Memorial Lecture, Saint Louis University School of Law. Saint Louis –
Friday, October 2, 2009. "Remaking Law: Moving Beyond Enlightenment Jurisprudence."

Panel presentation at Unconscious Bias Panel sponsored by the Writers Guild of America West,
Screen Actors Guild, Americans for American Values and the Kirwan Institute. Los Angeles –
Wednesday, September 30, 2009. "Reading between the Lines: Uncovering Unconscious Bias."

Presentation at Racial Justice and Inclusion Summit, Cleveland YWCA. Cleveland, Ohio – Monday, September 21, 2009. “Framing Conversations about Race and Racial Equity.”

Presentation at “Building One America: A National Summit on Regional Opportunity,” Gamaliel Strategic Partners and Metro Equity Team. Washington, D.C – Thursday, September 17, 2009.

Presentation at 2009 Tides Momentum conference. San Francisco, CA – Monday, September 7 – Wednesday, September 9, 2009. “Creating Momentum for Transformative Change: Addressing the Racialized Structure of Opportunity.”

Welcoming remarks for Moritz College of Law Orientation, Ohio State University. Columbus, OH – Thursday, August 13, 2009. “Talking about Diversity.”

Participation in "Building Sustainable and Inclusive Communities Roundtable" at the Urban Institute. Washington, D.C – Tuesday, August 11, 2009.

Training engagement with the ISALAH organization. Minneapolis, MN – Thursday, July 9 – Saturday, July 11, 2009. “Structural Racialization: A Lens for Understanding How Opportunity is Racialized.”

Participation in 2009 CASBS Summer Workshop on race and education, Stanford University. Stanford, CA – Monday, June 15 - Thursday, June 19, 2009.

Participation in Gamaliel - AALC “United for Power: A Stimulus to Action” Conference. Overland, KS – Friday, June 12, 2009. “(Re)Shaping Policy through Coalition Building.”

Panel presentation at 2009 AARP Diversity and Aging in the 21st Century Conference. Chicago, IL – Wednesday, June 10, 2009. “Racialized Disparities Among Older Adults: Our Unfinished Work in the 21st Century.”

Presentation for the Ohio State Board of Education. Columbus, OH – Monday, June 8, 2009. “Maintaining Diversity and Equal Opportunity in Ohio Schools.”

Panel remarks at 2009 conference, Campaign for American's Future. Washington, D.C – Wednesday, June 3, 2009. “Race-sensitive Policies through Targeted Universalism.”

Panel presentation at National Vacant Properties Campaign 2009 Conference. Louisville, KY – Tuesday, June 2, 2009. “Redeveloping Sustainable Communities: The Nexus of Race, Class, and Credit.”

Plenary panel participation at Washington State Access to Justice and Bar Leaders Conference. Yakima, WA – Saturday, May 30, 2009. “Understanding the Origins and Impacts of the Economic Crisis...and Moving Forward with Justice.”

Keynote speech at PRISCM Sustainable Calvert Forum. Calvert County, MD – Thursday, May 21, 2009. “Equity and Sustainability in a New Era.”

Keynote speech at People of Color in Philanthropy Network (POCPN) event. Seattle, WA – Friday, May 8, 2009. “The Impact of the Economic Crisis on Communities of Color and Strategies for Moving Forward.”

Panel participation at 60th Annual Conference of the Council on Foundations. Atlanta, GA – Tuesday, May 5, 2009. “The Economic Recovery and Structural Racialization.”

Presentation (with Angela Glover Blackwell) at meeting of the Association of Black Foundation Executives, Morehouse College. Atlanta, GA – Sunday, May 3, 2009. “Economic Recovery Funding and the Future of Federal Policy.”

Presentation at “Possibilities for a Post-Racial Nation/World in the Obama Era” symposium in African American and African Studies Community Extension Center. Columbus, OH – Friday, April 24, 2009. “Spirituality, the Self, and the Struggle for Social Justice.”

Keynote address at annual conference of the Coalition on Homelessness and Housing in Ohio. Columbus, OH – Tuesday, April 21, 2009.

Engagement with the ISIAAH organization. Minneapolis, MN – Thursday, April 16, 2009 - Saturday, April 18, 2009. “The Path to Transformation: Building a Multiracial movement.”

Keynote address at Diversity Coalition, Massachusetts Legal Services, Symposium on Race. Boston, MA – Tuesday, April 14, 2009. “Expanding Opportunity For All: Responding To The Situatedness of Marginalized Populations”

Presentation at the Entrepreneurs Center for the Dayton Minority Economic Development Council. Dayton, OH – Thursday, April 9, 2009.

Panel participation at Color of Wealth 2009 Policy Summit. Washington D.C – Monday, March 23, 2009.

Public lecture at Seattle University School of Law. Seattle, WA – Monday, March 9, 2009. “Race and Class.”

Presentation at African American Leadership Academy convening. Columbus, OH – Monday, February 23, 2009. “Transformative Leadership.”

Presentation at annual board retreat, Association of Black Foundation Executives. New Orleans, LA – Tuesday, February 10, 2009. “Obama’s Policy Agenda: Implications for Black Communities and the Role of Philanthropy.”

Presentation at Aspen Institute Roundtable on Community Change/Open Society Institute Forum. New York, NY – January 31, 2009.

Keynote address at 2009 Opportunity for All Conference, Michigan Roundtable for Diversity and Inclusion. Detroit, MI – Friday, January 30, 2009. “Opportunity for All: Inequity, Linked Fate and Social Justice in Detroit and Michigan.”

Keynote speech at Martin Luther King Day Moses Banquet, MOSES Organization. Detroit, MI – Monday, January 19, 2009. “Beyond Post-Racialism, Toward Opportunity and Social Justice.”

Keynote address at the 2nd annual Symposium on Poverty sponsored by the Milwaukee Social Development Commission. Milwaukee, WI – Tuesday, December 9, 2008. “Poverty and the Right to Membership in a Democratic Society.”

Panel presentation at “The Future of Diversity and Opportunity in Higher Education: A National Forum on Innovation and Collaboration.” New Brunswick, CT – Friday, December 5, 2008. “Rethinking the Core: Moving Diversity to the Center of Higher Education.”

Keynote address at Akron Summit Community Action, Inc 2008 Annual Dinner. Akron, OH – Friday, November 21, 2008. “Pathways Out of Poverty.”

Presentation at 2nd annual “A Gathering of Leaders” conference sponsored by the Academy for Leadership & Governance division of the Jefferson Center for Learning and the Arts. Columbus, OH – Wednesday, November 19, 2008. “Holding the Whole: Transformative Leadership.”

Panel presentation at “New Strategies in Fair Housing Conference” commemorating the 40th anniversary of the Fair Housing Act. Cleveland, OH – Friday, November 14, 2008. “Beyond Enforcement: Alternative Strategies for Fair Housing.”

Lecture at University of Maryland School of Architecture, Planning, & Preservation. College Park, MD – Monday, October 27, 2008. “Planning for Opportunity, Equity and Change: How Do We Plan for a More Just and Sustainable Society?”

Presentation at Grantmakers for Education 12th annual conference. Baltimore, MD – Monday, October 20, 2008. “Structural Approaches to Produce Schools that Work for Everyone.”

Presentation at the National Black Latino Summit. Oakland, CA – Monday, October 6, 2008. “Educational Opportunity in African American and Latino Communities.”

Presentation at the 2nd National Convening of the Fulfilling the Dream Fund. Denver, CO – Monday, September 22, 2008. “Race and Gender in 2008: The Shifting National Consciousness.”

Participation in “National Commission on Fair Housing and Equal Opportunity” field hearing. Chicago, IL – Tuesday, September 9, 2008. “The State of Fair Housing in America.”

Presentation at “Obama Phenomena: Facets of a Historic Campaign” symposium, University of Denver Sturm College of Law. Denver, CO – Friday, August 29, 2008. “Let’s Stop Hiding From Race: Moving Toward a Transformative Dialogue.”

Presentation at "Race and Membership in the United States" Summer Teacher Seminar sponsored by Facing History and Ourselves. Cleveland, OH – Thursday, July 31, 2008. "Race and Identity Today: Thinking Differently About Race and Equity."

Presentation at Northwest Area Foundation Public Policy Roundtable. St. Paul, MN – Tuesday, July 15-Wednesday, July 16, 2008. "Addressing 21st Century Poverty: Transformational Strategies for Talking, Thinking and Acting on Issues of Poverty."

Presentation at Center for Community Change Staff Leadership Development Program. Montana – Friday, June 27, 2008. "Structural Racialization, Progressive Politics, Systems..."

Presentation at 2008 National Charter School Conference. New Orleans, LA – Tuesday, June 24, 2008. "Yes, This Room is Too White: Understanding Why Race Matters in the Charter Movement."

Keynote address at NLADA Litigation and Advocacy Directors Conference. San Francisco, CA – Sunday, June 22, 2008. "Structural Racialization and Implicit Social Cognition."

Plenary panel remarks at Soros Justice Fellows Annual Conference. San Francisco, CA – Tuesday, June 17, 2008. "Clearing Pathways to Opportunity: Challenges for Justice Reinvestment."

Presentation at "Uniting for Power": Turning Our Learning into Action conference sponsored by Gamaliel/African American Leadership Commission. Detroit, MI – Friday, June 13, 2008. "Anchoring Communities Through Education."

Presentation for Detroit Anti-Defamation League "Weaving Our Community" speaker series. Detroit, MI – Thursday, May 29, 2008. "Impact of a Community Divided: Moving Forward."

Speaking engagement at "Just Health: Creating a Transformative Health Agenda for MN" sponsored by ISALAH/SEIU. St. Paul, MN – Monday & Tuesday, May 12-May 13, 2008.

Presentation to faculty and staff of the OSU College of Public Health. OSU. Columbus, OH – Friday, May 9, 2008.

Keynote address at "Provincial Forum on Racialization of Poverty" sponsored by Karuna Community Services. Toronto, Canada – Monday & Tuesday, April 28-April 29, 2008. "The Colour of Poverty."

Closing address at the Law School Diversity Professionals Conference. Columbus, OH – Friday, April 25, 2008.

Presentation to students at the African American Leadership Academy. Columbus, OH – April 24, 2008.

Plenary presentation at the Tenth Annual "National Education Policy Institute" sponsored by the National Alliance of Black School Educators. Arlington, VA – Monday, April 14, 2008.

“Education is a Civil Right: Concept to Reality.”

Presentation at “Unity Summit” sponsored by the Center for Civic Participation. Flint, MI – Saturday, April 12, 2008. “Michigan Voice Race and the Movement Work Group Unity and Vision Retreat.”

Panel presentation at the First Annual “Freedom’s Voice” conference sponsored by the Community Voices Initiative, Morehouse School of Medicine National Center for Primary Care. Atlanta, GA – Wednesday, April 9–Thursday, April 10, 2008.

Presentation at Social Justice Resource Center, University of Wyoming. Laramie, WY – Monday, April 7, 2008. “Equity and Access: Thinking Transformatively about Race, Opportunity and Social Justice.”

Presentation at “Litigation Strategies in the Era of the Roberts Court” conference sponsored by Duke University School of Law. Durham, NC – Saturday, April 5, 2008. “Structural Racialization and the Subprime Mortgage Crisis. “

Presentation at symposium celebrating the 40th anniversary of passage of the Fair Housing Act. Indiana University Law Review. Bloomington, IN – Friday, April 4, 2008. “Reflections on the Past, Looking to the Future: The Fair Housing Act at 40.”

Presentation at Funders’ Network for Smart Growth and Livable Communities, 2008 Special Conference Session. Denver, CO – March 30, 2008. “Community, Race, and Leadership.”

Presentation at the National Center for Institutional Diversity. Ann Arbor, MI – Monday, March 10, 2008. “Diversity, Merit, and Higher Education: Implications for Comprehensive Admission, Pipeline, and Retention Strategies.”

Panel remarks at 2008 Education Summit sponsored by the Louisville Urban League. Louisville, KY – Saturday, February 23, 2008.

Presentation at the National Underground Railroad Freedom Center. Cincinnati, OH – Thursday, February 7, 2008. “Equity and Access in a Post-Affirmative Action Environment.”

Presentation at “The Future of School Integration in America” symposium sponsored by University of Louisville Law Review. Louisville, KY – Friday, January 18, 2008.

Panel remarks at “The Role of Multi-disciplinary Scholarship in Post-Parents Involved Civil Rights Work” meeting convened by Charles Hamilton Houston Institute for Race and Justice, Harvard Law School. San Francisco, CA – Wednesday, January 17, 2008.

Presentations to W.K. Kellogg Foundation staff and trustees. Kalamazoo, MI – Tuesday and Wednesday, January 15-16, 2008.

Presentation at National ACORN Annual Year-End Meeting. New Orleans, LA – Friday, December 15, 2007. “Race, Poverty, and Opportunity: Strategies to Frame and Organize to Promote Social Justice.”

Panel remarks at the First Suburbs Project Summit, Bryn Mawr College. Philadelphia, PA – Friday, December 7, 2007.

Panel presentation at NAACP Legal Defense and Education Fund Annual Civil Rights Training Institute. Warrenton, VA – Friday, November 16, 2007.

Panel remarks at “Equal Educational Opportunity: What Now?” symposium sponsored by The Campaign for Educational Equity, Columbia University Teachers College. New York, NY – Monday & Tuesday, November 12-13, 2007.

Panel remarks at “Conversation on New Directions for U.S. Programs” convening, Open Society Institute. New York, NY – Monday, November 5, 2007.

Presentation at Poverty Symposium sponsored by the Milwaukee Social Development Commission. Milwaukee, WI – Thursday, October 25, 2007. “Pathways Out of Poverty: True Integration Through Coalition Building and Public Solidarity.”

Presentation at ERASE Racism conference, Touro College Law Center. Islip, NY – Thursday, October 18, 2007. “Race and Racism: Impact on Institutions and Our Daily Lives.”

Panel participation at Calmore Housing Conference. Chapel Hill, NC – Friday, October 12, 2007.

Panel presentation at symposium on *Cooper v. Aaron*, Saint Louis University School of Law. Saint Louis, MO – Friday, October 5, 2007.

Presentation to Neighborhood Funder's Group, 2007 Annual Conference. Cleveland, OH – Monday, October 1, 2007. “People, Place and Policy: Reconnecting Communities.”

Opening plenary presentation at LAUNCH conference sponsored by the Center for Community Change. Washington, D.C. – Monday, September 24, 2007. “Linked Fate & Interdependence: Reconnecting Communities & Reframing the Dialogue for a Transformative Agenda.”

Presentation at Open Society Community Forum. Maplewood, NJ – Tuesday, September 8, 2007. “Integration Matters.”

Presentation at Seattle-Louisville Post-decision Strategy Meeting, Harvard Law School. Cambridge, MA – Thursday, September 6, 2007.

Panel participation at 98th Annual Convention of the National Association for the Advancement of Colored People. Detroit, MI – Monday, July 9, 2007. “Economic Empowerment Panel.”

Presentation with Jill Fuglister on opportunity mapping for Oregon's Coalition for a Livable Future, Portland State University. Seattle, WA – Wednesday, May 30, 2007. "Communities of Opportunity: A 21st Century Model for Civil Rights and Social Equity."

Presentation to the Minneapolis Area Association of REALTORS (MAAR). Bloomington, MN – Thursday, May 4, 2007. "Opportunities for a Better Tomorrow: Creating Community and Expanding Opportunity Through Housing."

Presentation at first annual Soka University of America Symposium on Social Issues. Aliso Viejo, CA – Saturday, April 28, 2007. "Race and the Transformative Agenda."

Keynote address for New Racial Studies Project, University of California. Santa Barbara, CA – Friday, April 20, 2007. "Identity, Citizenship, and Race."

Presentation at meeting of MORE2 (Metro Organizing for Racial and Economic Equity), Gamaliel Foundation. Kansas City, MO – Thursday, April 12, 2007.

Panel presentation at national conference examining *Dred Scott*, Charles Hamilton Houston Institute for Race and Justice, Harvard Law School. Cambridge, MA – Friday, April 6, 2007.

Guest Lecture for Lee Walker at the University of Texas-Austin. Austin, TX – Wednesday, March 21, 2007. Class: TC 301 Community & Place. "Housing and Opportunity Through a Racial Lens: Housing Challenges Impacting Communities of Color."

Keynote address for "Opportunity Mapping Initiative: Leveling the Central Texas Playing Field" luncheon held by Community Partnership for the Homeless. Austin, TX – Wednesday, March 21, 2007.

Presentation and keynote address at Fair Housing Law and Practice Conference, Seattle University School of Law. Seattle, WA – Friday, March 16, 2007. "A Communities of Opportunity Approach to Fair Housing" (Keynote) "Fair Housing and the LIHTC Program."

Keynote address at the first summit of the Institute for the Study of Race and Poverty, Tulane University. New Orleans, LA – Monday, March 12, 2007. "Structural Racism and Recovery: Opportunities for Change."

Presentation at Symposium on the Intersection of Racism and Education. Chicago, IL – Saturday, March 10, 2007.

Keynote address at New England Legal Services Structural Racism Symposium. Massachusetts Law Reform Institute, Inc. Boston, MA – Tuesday, Wednesday, March 6-7, 2007.

Presentation at "Faith in Democracy Regional Issue Summit" sponsored by PRISCM/Gamaliel. Bowie, MD – Saturday, March 3, 2007.

Panel remarks at Symposium on the Moral Implications of Unequal Schooling, sponsored by the Center for Practical Bioethics. Cincinnati, OH – Saturday, February 24, 2007.

Presentation to the Executive Committee of the Ohio State College of Social & Behavioral Sciences. Columbus, OH – Tuesday, February 20, 2007.

Panel presentation at Justice & Journalism conference sponsored by Institute for Justice and Journalism, USC Annenberg School of Communication. Los Angeles, CA – Monday, January 15, 2007. "Covering the Complexities of Civil Rights, Equality and Opportunity."

Keynote at 3rd Annual Regional Equitable Development Summit sponsored by Sustainable Pittsburgh. Pittsburgh, PA – Friday, December 15, 2006.

Presentation at Democracy Alliance Conference. Miami, FL – Thursday, November 16, 2006.

Presentation on Seattle/ Louisville cases for American Constitution Society and Equal Justice Society Symposium. San Francisco, CA – Tuesday, November 14, 2006.

Presentation at Metropolitan Richmond Forum sponsored by Hope in the Cities. Richmond, VA – November 9, 2006.

Panel presentation at DePaul University forum on "Hurricane Katrina and Other Urban Calamities: Race, Class, Gender and Public Policy." Chicago, IL – Friday, October 6, 2006.

Opening plenary address at the Joint Annual Conference for The Minnesota Council of Nonprofits & the Minnesota Council on Foundations. St. Paul, MN – October 5, 2006.

Panel presentation at Seventh Biennial Conference for The Just Beginning Foundation. Cincinnati, OH – September 23, 2006.

Presentation at Casey-CSSP Alliance for Racial Equity, Sixth Retreat. Baltimore, MD – August 3, 2006. "Challenging Racial and Child Welfare Disparities: Lessons Learned, Strategies for the Future."

Keynote remarks at opening general session, City of San Antonio Housing Summit. San Antonio, TX – July 18, 2006. "Towards a Transformative View of Race: The Crisis and Opportunity of Katrina."

Panel presentation at the University of Dayton's Social Action Summer Institute sponsored by The Roundtable: Association of Diocesan Social Action Directors. Dayton, OH – July 17, 2006. "Poverty in America: The Good, The Bad and Preparing for the Future."

Presentation with Manuel Pastor at Aspen Institute Ideas Festival. Aspen, CO – July 7, 2006. Keynote address at fundraiser event for Gamaliel-U.S. Capital Region, and PRISCM. Washington D.C. – June 29, 2006. "Race, Equity and Opportunity for Central and Southern Maryland."

Presentation at African American Leadership Commission/Gamaliel Conference: Connecting the Dots to Raise Up a Standard Against a Flood of Segregation. St. Louis, MO – June 16, 2006. “Katrina: What the AALC Needs to Know.”

Keynote address at PeopleFund speaker series. Austin, TX – May 16, 2006. “Building Equity in Austin: Maintaining Inclusion in a Hot Market Region.”

Presentation at Clouds in Water Zen Center. St. Paul, MN – May 14, 2006.

Presentation at the Ohio State University Psychology Department Colloquium. Columbus, OH – May 11, 2006. “Linking Fate: Addressing Racialized Structures to Promote Fairness for Everyone.”

Lecture at Prairie State College Symposium: “On the Move from Good to Great.” Chicago, IL – March 11, 2006. “The Power of Language and Identity in the Pursuit of Excellence in Diverse Communities.”

Presentation at ISIAAH convening. Minneapolis, MN – February 23, 2006. “The Promise of Democracy: Keeping the Faith.”

Keynote address at Lafayette Seminar on Public Issues. Lexington, KY – February 16, 2006. “Housing for All-Managing the Line Between Gentrification and Revitalization.”

Campus address at the University of Wisconsin. Milwaukee, WI – January 27, 2006. “Race and Poverty in America: What Hurricane Katrina Has Revealed.”

Keynote address at the University of Wisconsin Common Ground Conference: Building Coalitions Against Racism & Privilege in Greater Milwaukee. Milwaukee, WI – January 27, 2006. “Linking Fate: Addressing Racialized Structures to Promote Fairness to Everyone.”

Panel remarks at Ohio State University Moritz College of Law Symposium on Resolving Identity-Based Conflict. Columbus, OH – January 26, 2006.

Keynote address at forum on Smart Growth & Regional Equity sponsored by Miami Valley Regional Planning Commission. Dayton, OH – January 19, 2006. “Regionalism and Racial Justice.”

Luncheon address for the Skillman Foundation. Detroit, MI – January 10, 2006. “How Regional Equity Issues Impact Detroit and Similar Cities.”

Panel presentation at Digital Justice Conference. Minneapolis, MN – December 12, 2005. “The Application of Community Informatics.”

Presentation at the 4th Annual Changing the Face of Housing in Minnesota event. St. Paul, MN – December 9, 2005. “Making the Invisible Visible: Confronting Housing Problems in Minnesota Through a Racial and Structural Lens.”

Presentation to Adult Education Forum at Broad Street Presbyterian Church. Columbus, OH – November 20, 2005. “Building a Community of Opportunity: Addressing Challenges and Creating Opportunity Around Broad Street Presbyterian.”

Keynote address at “Beyond the Postindustrial City: Charting Camden's Future Informed by its Past” conference. Camden, NJ – November 18, 2005. “Regional Equity: The Civil Rights Cause for the 21st Century.”

Plenary lecture at NARCC National Conference. Ottawa, Canada – Nov. 12, 2005. “Social Justice Through a Structural Racism Lens: Addressing Key Leverage Points to Expand Opportunity.”

Engagement with ICEJ (Interfaith Coalition for Equity and Justice). Hartford, CT – November 10, 2005. “Challenging the Structures of Racism: Moving Hartford Forward.”

Presentation at University of Findlay Diversity Week. Findlay, OH – November 3, 2005. “Diversity: Human Destinies are Intertwined.”

Panel remarks at NAACP Legal Defense & Educational Fund Conference. Warrenton, VA – October 29, 2005. “Integration with Opportunity: The Challenge for the 21st Century.”

Opening plenary discussion at Forum on Vacant Property. Columbus, OH – October 24, 2005. “Vacant Properties: Region-Wide Challenges, Creating Equitable Outcomes.”

Panel remarks at Advancing Racial Justice Conference sponsored by Applied Research Center. Chicago, IL – October 21-22, 2005. “Uncovering and Uprooting Structural Racism, and Applying What We Know to Katrina.”

Keynote address at 5th Annual Public Forum on Homelessness sponsored by the Columbus Coalition for the Homeless. Columbus, OH – October 20, 2005. “Race, Place, & Opportunity.”

Keynote address at “What Next Ohio?” Summit 2005, Ohio Civil Rights Commission. Columbus, OH – October 19, 2005. “How Communities Can Make Change Toward Achieving the American Dream of Fair Housing.”

Keynote address at BRIDGE Summit. Baltimore, MD – October 6, 2005. “Seizing Opportunities to Create Equity in the Baltimore Region.”

Presentation to the African American Leadership Commission/Gamaliel. Detroit, MI – October 4, 2005. “Understanding the Trends that Have Reshaped Detroit.”

Fall Diversity Lecture, Santa Clara University School of Law. Santa Clara, CA – September 29, 2005. “A New Paradigm and the Threat of White Space.”

Presentation for "Faith, Values and Politics" convening. Youngstown, OH – August 22, 2005. "Promoting Regionalism in Youngstown: Regional Solutions for 21st Century Challenges."

Opening remarks at Roundtable on Ethnic and Racial Conflict, The Ohio State University Moritz College of Law. Columbus, OH – June 13, 2005.

Presentation at conference on Race & Regionalism sponsored by the Institute on Race & Poverty, University of Minnesota. Minneapolis, MN – May 6-7, 2005. "Connecting Affordable Housing to Opportunity."

Keynote address at Land Bank Authority Forum. Flint, MI – April 7, 2005. "Race, Regionalism and Abandoned Properties: How Land Banks Can Promote Regional Equity and Community Development."

Presentation on land bank development to Detroit City Council. Detroit, MI – March 17, 2005.

Presentation to Battle Creek public school personnel. Battle Creek, MI – March 14, 2005. "Battle Creek Public Schools: Planning for Equity and Excellence in Education."

Keynote address at Annual Conference of Funders' Network for Smart Growth & Livable Communities. Albuquerque, NM – March 7, 2005. "Seizing Opportunities for Inclusion- Smart Growth, Race and Regionalism."

Keynote address at Pastors/Religious Leaders Equity Luncheon, Metropolitan Alliance of Congregations West. Chicago, IL – March 3, 2005. "Opportunity In Context: Disparities In Health Care Delivery And Perceptions."

Introductory remarks at Grutter Symposium, The Ohio State University. Columbus, OH – February 24-25, 2005. "Meeting the Challenge of Grutter: Affirmative Action in Twenty-Five Years."

Plenary presentation at North Carolina Grantmaker's annual meeting. Greensboro, NC – February 17, 2005. "Philanthropy Through a Structural Lens: Advancing the Equity Agenda."

Presentation for Black History Month celebration, Ohio State University Moritz College of Law. Columbus, OH – February 16, 2005. "New and Not so New Developments in Affirmative Action."

Presentation for Diversity Speakers Series sponsored by The Ohio State University College of Optometry. Columbus, OH – February 9, 2005. "A Vision of Equity: Understanding the Intersection of Race and Optometry."

Panel participation in MOMENTUM 2005, Sponsored by Tides Foundation. Berkeley, CA – February 5, 2005. "Race and the Future of the Progressive Movement."

Panel presentation at D.A.R.T. 8th Annual Clergy Conference. Miami, FL – February 2, 2005. “Congregation-Based Community Organizing: A Force Against Structural Injustice.”

Presentation to ACORN. Newark, NJ – December 11, 2004. “An Inclusive Regional Agenda.”

Plenary presentation at Gamaliel National Leadership Assembly. St Louis, MO – December 4, 2004. “Social Justice and Opportunity: Reframing the Public Discourse on ‘Moral Values’.”

Presentation to the Cleveland Foundation. Cleveland, OH – November 30, 2004. “Promoting Regionalism in Cleveland.”

Keynote address at Sustainable Pittsburgh conference on Equity and Regionalism. Pittsburgh, PA – November 19, 2004. “Equity and Regionalism: The Impact of Government Restructuring on Communities of Color in Pittsburgh.”

Engagement at Columbia University Teachers College (as a Mellon Scholar). New York, NY – November 8-9, 2004. “The Ethical Imperative of Democracy in Education.”

Panel participation at Roundtable on Positive Interracial Outcomes in the Classroom. Harvard Civil Rights Project. Cambridge, MA – November 5, 2004.

Panel presentation at Whiteness Conference sponsored by Washington University. Saint Louis, MO – October 29, 2004. “For Whites Only-Whiteness as Opportunity.”

Presentation at Building Blocks for Inclusive Communities National Conference. Cherry Hill, NJ – October 22, 2004. “The Integration Ideal in the 21st Century.”

Opening remarks at Kirwan Racial Equity Colloquium: Sheryll Cashin, The Ohio State University. Columbus, OH – October 19, 2004.

Presentation to Calvert Group Advisory Board. Bethesda, MD – October 15, 2004. “The Longest Level: Philanthropy Through a Structural Lens.”

Keynote address to Cleveland Public Forum. Cleveland, OH – October 8, 2004. “Regionalism and Equity.”

Presentation at Ford Foundation staff retreat. New York, NY – September 29, 2004. “The Importance and Implications of Regional Equity.”

Presentation to The Ohio State University College of Dentistry. Columbus, OH – September 23, 2004. “Moving Forward and Looking Back: The Intersection of Race and Dentistry.”

Presentation at the University of Denver. Denver, CO – August 19, 2004. “Structural Racism: The Civil Rights Struggle for the 21st Century.”

Presentation delivered to the W.K. Kellogg Foundation Board of Directors. Battle Creek, MI – July 27, 2004. “Disparate Outcomes: Individuals, Institutions, and Social Structures.”

Presentation delivered to the Council of Urban Boards of Education at their 2004 Issues Seminar. Baltimore, MD – June 2004. “Islands of Students: The Urban Educational Divide.”

Presentation for the Regional Reinvestment Roundtable. Philadelphia, PA – June 18, 2004. “Racial Implications of Regional Development.”

Presentation for the Columbus Metro Club Forum. Columbus, OH – June 9, 2004. “Civil Rights, Sprawl and Regional Equity.”

Presentation to the City and Regional Planning Department at The Ohio State University. Columbus, OH – May 14, 2004. “Adapting Planning To Look Through a Racial, Spatial & Regional Equity Lens.”

Presentation delivered to ERASE Racism. Long Island, NY – May 6, 2004. “Regional Equity, Race and the Challenge to Long Island.”

Keynote address delivered for the annual meeting of The Community Development Partnerships’ Network. Atlanta, GA – May 5, 2004. “Reshaping Community Development: Where You Live is as Important as What You Live In.”

Keynote address to BREAD. Columbus, OH – April 28, 2004. “Affordable Housing in America: Issues and Future Needs.”

Presentation at the Continuing Legal Education Seminar, The Ohio State University Moritz College of Law. Columbus, OH – April 3, 2004. “An Academic Overview of Desegregation.”

Keynote address delivered at Unitarian Universalist ministers’ conference. Boston, MA – March 19, 2004. “Spirituality, Social Justice, Spatial Racism and Civil Rights.”

Presentation for the Ford Foundation’s Philanthropy and Regional Equity Working Retreat. New York, NY – March 8, 2004. “Increasing Philanthropic Effectiveness by Looking Through a Racial, Spatial & Regional Equity Lens.”

Keynote address at a forum sponsored by the W.K. Kellogg Foundation. Battle Creek, MI – January 26, 2004. “Structural Racism and Civil Rights.”

Keynote address delivered at the Wisconsin Housing and Economic Development Authority (WHEDA) multifamily housing conference. Madison, WI – December 2003. “Housing Development, Equity and Civil Rights.”

Presentation to OSU Alumni Advisory Council. Columbus, OH – November 6, 2003. “Diversifying Urban Neighborhoods.”

Presentation on "Opportunity-Based Development: Rethinking Community Development Strategies." Detroit, MI – October 8, 2003.

Presentation at the annual convention of the Minnesota Coalition for the Homeless. Minneapolis, MN – September 29, 2003. "Race and Homelessness."

Presentation delivered to the board members of Metropolis 2020. Chicago, IL – September 17, 2003. "Metropolis 2020."

Presentation delivered to the W.K. Kellogg Foundation. Battle Creek, MI – September 8, 2003. "Structural Racism and Civil Rights."

Presentation at Harvard University. Cambridge, MA – June 23, 2003. "Racism, Sprawl and Equity: The Civil Rights Struggle in the 21st Century."