

## Bios and Contact Info

**Paul Jensen**, AICP, is the Community Development Department Director for the City of San Rafael, overseeing city planning, building and code enforcement. He has worked for the City of San Rafael for almost two decades, returning to this City in 2008 as an employee after 20 years. Paul initially worked as a planner for San Rafael from 1980-1988. In the intervening 20 years, Paul had a planning consulting business specializing in large development project management, environmental review and policy writing for Bay Area cities. During this time, Paul provided consultant services for about a dozen cities. Paul holds a BA in Geography/Urban Planning and AICP planning certification. He is a native San Franciscan and has lived in Marin for 37 years.

*(415) 485-5064 • paul.jensen@cityofsanrafael.org*

---

**Eric Phillips** practices in the areas of land use, affordable housing, real estate, and CEQA compliance. Eric represents clients in all phases of the development process, including property acquisition, entitlement and administrative approvals, CEQA compliance, fair housing compliance, and negotiating real estate disputes.

Eric serves as special counsel to numerous public agencies and provides advice on writing ordinances and legislative findings related to zoning, subdivisions, inclusionary housing programs, rent control and tenant protection measures, and impact fees. He also assists private clients to successfully obtain subdivision maps, density bonuses, development agreements, and other land use approvals. In both roles, Eric has worked with various clients to negotiate and close purchase and sale agreements, draft loan agreements, create below-market-rate rental and for-sale programs, perform property diligence, craft residential preference programs, and work with technical consultants to prepare Draft and Final EIRs.

Eric received a J.D. from U.C. Berkeley School of Law and a B.S. in Urban and Regional Studies from Cornell University. He is a member of the State Bar of California, American Bar Association Section of State and Local Government Law, California Chapter of the American Planning Institute Legislative Review Team, and Association of Environmental Professionals.

*(510) 836-6336 • ephillips@goldfarbblipman.com*

**Hillary Gitelman** has worked as a public sector planner in the San Francisco Bay Area for over 20 years and currently serves as the Director of Planning and Community Environment for the City of Palo Alto. Hillary joined Palo Alto in 2013 and oversees a program that includes current and long range planning, transportation, and code enforcement. Prior to joining the City of Palo Alto, Hillary spent close to nine years as the Planning Director for Napa County, ultimately managing a multidisciplinary community development department of over 70 people addressing planning, conservation, building permit processing, engineering, and environmental health. Hillary has also served as the Planning Director of the Presidio Trust, and as the Environmental Review Officer for the City and County of San Francisco. Originally from the New York area, Hillary has a Bachelor's degree from Yale University and a Master's of Science in Historic Preservation from Columbia University.

*(650) 329-2321 • hillary.gitelman@cityofpaloalto.org*

---

**Steven Buckley** is currently the Land Use Planning Manager for the City of Berkeley, where he applies his experience over 30 years of working in local government and consulting practice. His staff of 25 provides policy guidance to several commissions and the city council, and process hundreds of land use, design review, landmarks, and development permits for the community every year. Currently responsible for the short-term rental, cannabis, and streamlined housing programs, the group is never lacking excitement. Steve is pleased to work on improving efficiencies and developing staff capacity for these interesting assignments.

*(510) 981-7410 • stbuckley@cityofberkeley.info*

**Kate Conner** manages the Special Projects and Policy function under the Office of Executive Programs at the San Francisco Planning Department. In this role, she is responsible for advising and establishing procedures for the implementation of significant development projects, overseeing specialist planners facilitating housing implementation, monitoring development agreements, and developing consistent process, applications, implementation tools for planning staff to ensure consistency in process that is in accordance with (former) Mayor Lee's Executive Directive 17-02. She also serves as an in-house consultant on matters pertaining to affordable housing, project implementation, and other priorities of the Planning Director.

In previous roles at San Francisco Planning, Kate has overseen San Francisco's Inclusionary Housing Program, requiring developers to provide affordable housing in new buildings either by offering a certain percentage of below-market-rate apartments or by paying a fee; served as the liaison to the Mayor's Office of Housing and Community Development for their 100 Percent Affordable Housing Portfolio, working directly with project sponsors and Planning teams to help navigate the process as expeditiously as possible; and served as the lead planner for the Rental Assistance Demonstration (RAD) program, developing and implementing the review process for the HUD program intended to privatise and leverage investment in existing public housing. She served as lead contact for SB 35 (Wiener), devising the implementation strategy for the groundbreaking legislation that created a streamlined approval process for housing in cities that are not meeting their state-mandated housing goals; and managed the Accessory Dwelling Unit (ADU) legalization program.

A Bay Area native and Bryn Mawr graduate, Kate worked at the Alameda County Planning Department prior to coming to San Francisco Planning. In her spare time, Kate is a cooking enthusiast, honing her skills as a recent graduate of the Culinary Institute of America.

*(415) 575-6914 • kate.conner@sfgov.org*

**Andrea Osgood** joined the Eden Housing Development team in 2008 and currently leads Eden's new construction and acquisition efforts. Since joining Eden, Andrea has developed over 400 new units and overseen the acquisition of nearly 1,400 existing units in six California counties – from Sonoma County to San Diego County.

Before her career in affordable housing, Andrea worked as a construction management consultant for Capital Projects of UC Berkeley and was involved in nearly every phase of large rehab and new construction projects – from planning and development through funding and construction. She also gained experience in construction litigation and public contracting as a lead paralegal in the construction group of the San Francisco law firm, Hanson Bridgett Marcus Vlahos & Rudy.

Andrea has served on the Board of Directors of the Housing Leadership Council of San Mateo County since 2013 and is an inaugural member of the Board of Directors of SV@Home, a newly formed affordable housing advocacy organization in Santa Clara County. Andrea holds a BA with honors from Pomona College and an MA in Urban Planning from UCLA.

*(510) 247-8103 • aosgood@edenhousing.org*

---

**Laura Simpson**, AICP, has over 25 years of experience in the field of planning, housing, and policy development in the Bay Area, including 15 years in management. She has worked for a number of jurisdictions in her career, including Alameda County, Oakland, Vallejo, Walnut Creek and Concord, and spent several years as a manager in the national private consulting firm, ICF. She is the Planning and Housing Manager for the City of Concord, supervising Long Range and Sustainability Policy and Current Development, and is a member of the American Institute of Certified Planners.

*(925) 671-3369 • laura.simpson@cityofconcord.org*

**Ken Kirkey** is the Planning Director of the Integrated Regional Planning Program, a consolidation of the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) planning departments intended to better serve the nine-county San Francisco Bay Region. As Planning Director, Ken is lead staff for the development and update of *Plan Bay Area 2040*, the region's long-range plan that will guide land use, housing production and transportation investments over the next 25 years. He oversees a staff of 45 responsible for a broad range of planning and implementation projects.

Ken has been Planning Director for MTC since 2012, and on July 1, 2017 assumed oversight of the Integrated Regional Planning Program for the partner regional agencies. Prior to joining MTC, Ken was the Planning and Research Director with ABAG where he directed a variety of programs. These included the consensus-based process for developing the Bay Area's regional blueprint plan (known as the FOCUS Program) for over 150 Priority Development Areas and more than 100 Priority Conservation Areas, and the Regional Housing Need Allocation (RHNA) process.

Ken has more than 20 years of experience related to regional land use and transportation planning. Prior to joining MTC and ABAG he worked in the public, private and nonprofit sectors on regional growth management policy, general plans, specific plans and development agreements in the San Francisco Bay Area and New England.

(415) 778-6790 • [kkirkey@bayareametro.gov](mailto:kkirkey@bayareametro.gov)

**Melinda Coy** is a Senior Policy Specialist for the California State Department of Housing and Community Development. Melinda has been with the Division of Housing Policy Development of the State Department of Housing and Community Development since 2005. Melinda is responsible for supporting effective implementation of housing and land use laws and policies including the review of local housing elements of the general plan and the provision of technical assistance to local governments. Additionally, she is part of the lead staff in HCD's implementation of the 2017 California Housing Package and is one of the principal authors of the Statewide Housing Assessment where she focused on vulnerable populations and land use.

Melinda has 18 years in the housing and community development field and has a bachelor's degree in geography and political science from the University of California, Los Angeles and a master's degree in public administration from the University of Southern California.

(916) 263-7425 • [melinda.coy@hcd.ca.gov](mailto:melinda.coy@hcd.ca.gov)