

From: [Clements, Kristen](#)
To: [Hill, Shannon](#); [Keyon, David](#); [Severino, Lori](#); [VanderVeen, Rachel](#); [Morales-Ferrand, Jacky](#)
Subject: Fwd: Methodology to attribute market effects
Date: Thursday, March 5, 2020 9:41:00 AM

Yes, we can quote Karen Chapple as the source for the concept below. Footnote:

Prof. K. Chapple, Chair of City & Regional Planning and Director of UC Berkeley Center for Community Innovation, 2020, <https://ced.berkeley.edu/ced/faculty-staff/karen-chapple>.

“Per the UC Berkeley Displacement Project, there is not currently a credible methodology to attribute indirect displacement and rent increases to a specific project or employer, as rent increases are mainly a function of the relationship (at a regional and local level) between jobs/wages and housing supply.”

Kristen Clements
Housing Department
408-535-8236

Sent from my iphone

Begin forwarded message:

From: Karen Chapple <chapple@berkeley.edu>
Date: March 3, 2020 at 6:40:53 AM PST
To: Kristen Clements <kristen_clements@yahoo.com>
Subject: Re: Methodology to attribute market effects

Yes, that's fine.

Karen

On Mon, Mar 2, 2020, 10:48 PM Kristen Clements
<kristen_clements@yahoo.com> wrote:

Karen - thanks so much for your response. Would it be ok with you to cite you as a reference on this idea? We are using it for an amendment to the EIR for the Google development at our train station.

Thank you -
Kristen

Kristen Clements
Housing Department
408-535-8236

Sent from my iphone

On Mar 1, 2020, at 10:24 PM, Karen Chapple
<chapple@berkeley.edu> wrote:

[External Email]

Hi,

Yes, that is accurate. Some are pointing to Evan Mast and Brian Asquith's recent working papers as providing a definite answer, but in truth I think the evidence is still quite mixed and researchers have not solved the methodological and data challenges.

Best,
Karen

[Karen Chapple](#), Ph.D.
Professor and Chair, [City & Regional Planning](#)
Carmel P. Friesen Chair in Urban Studies
Faculty Director, [Center for Community Innovation/Urban Displacement Project](#)
Affiliated Faculty, [School of Information University of California, Berkeley](#)
Office hours signup [here](#)
PH (510) 642-1868

On Fri, Feb 28, 2020 at 12:09 PM Clements, Kristen
<Kristen.Clements@sanjoseca.gov> wrote:

Hi Karen –

Hope all is well with you. I am following up on a phone call that Jacky Morales-Ferrand, Kim Walesh, and I had with you and Miriam Zuk over a year ago. We were discussing how or whether we could measure the impact of San José's main transit station's redevelopment, and Google's development there, on the displacement effects or rent increases in our market. We are now editing EIR documents for the proposed development, and wanted to see if you thought this was an accurate statement, as we thought it captured your comments on that call –

“Per the UC Berkeley Displacement Project, there is not currently a credible methodology to attribute indirect displacement and rent increases to a specific project or employer, as rent increases are mainly a function of the relationship (at a regional and local level) between jobs/wages and housing supply.”

Many thanks, appreciate your help!

Best,

Kristen Clements

Kristen Clements

Division Manager – Policy, Grants & Commission

San José Housing Department

408-535-8236 | kristen.clements@sanjoseca.gov

Our mission is to strengthen and revitalize our community through housing and neighborhood investment.

<image001.jpg>

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