

# **KARNA WONG** Ph.D., AICP

Email: karna.wong@uci.edu

## **AREAS OF EXPERTISE**

Planning & Public Policy  
Housing & Community Development  
Social & Environmental Justice

Federal, State, & Local Government  
Nonprofit & Grants Management  
Quantitative & Qualitative Methods

## **EDUCATION**

Doctor of Philosophy (Ph.D.), Urban Planning, University of California, Los Angeles (UCLA),  
Luskin School of Public Affairs

Master of Urban Planning, New York University (NYU), Robert F. Wagner Graduate School of Public  
Service

Bachelor of Arts, Urban Studies, San Francisco State University (SFSU)

## **ACADEMIC APPOINTMENTS**

University of California, Irvine (UCI), School of Social Ecology, Urban Planning & Public Policy (UPPP),  
Assistant Professor of Teaching, July 2017-Present

### **Courses**

- UPPP 246, Housing Policy, Fall 2019, graduate course of 24 students on housing markets, finance, affordability, subsidies, discrimination, programs, and policies
- UPPP 292, Masters of Urban and Regional Planning (MURP) Professional Report, Fall 2017-2019, graduate course of seven students on research design, writing and presentation skills
- UPPP 5, Introduction to Planning & Public Policy, Spring 2019-2020, undergraduate course of approximately 200 students regarding methods to address social and environmental policy issues, including collective decision-making, strategic planning, and policy implementation and evaluation
- UPPP 101, Urbanization and Social Change, Fall 2018 and Winter 2020, undergraduate course of approximately 100 students that provides a historical overview of the evolution of cities from around the world
- SE 10, Research Design, Spring 2018, Winter 2019 and 2020, undergraduate course of approximately 240 students to teach quantitative, qualitative and mixed methods research methods
- SE 13, Statistical Analysis, Spring 2018-2020, undergraduate course of approximately 100 students to introduce students to data interpretation, analysis and statistics
- SE 194W, Naturalistic Field Research, Winter 2018-2020, undergraduate course of approximately 140 students on qualitative research methods and writing
- SE 195W and SE 195, Field Study, Winter 2018-2019, Spring 2018 and 2020 undergraduate service learning and writing course of approximately 30 students completing field study internships

University of California, Irvine (UCI), School of Social Ecology, Urban Planning & Public Policy (UPPP), Assistant Professor of Teaching, July 2017-Present

#### Service

- University-wide Council on Educational Policy committee, 2018-present
- Department of Urban Planning and Public Policy Undergraduate Programs Committee, 2018-present
- Faculty Advisor for undergraduate students' organization, Urban Studies Students Association, 2019-present
- Affiliated appointment at UCI Asian American Studies Department, 2018-present
- Co-advisor for the UCI Disability Service Center Delta Alpha Pi International Honor Society for undergraduate and graduate students with disabilities and exceptional academic achievement, 2019-present
- Division of Teaching Excellence and Innovation (DTEI) Active Learning Certificate 2018, Learning and Design Workshop Transforming STEM Teaching Faculty Learning Program 2018-2019, DTEI Faculty Pedagogical Reading Group 2018, and DTEI Summer Faculty Working Group 2020
- Faculty Advisor for a master student's Professional Report on Climate Action Plans in San Diego, Santa Ana, and Los Angeles in 2017; on food and service provision for persons experiencing homelessness in South Central Los Angeles in 2018; and on street harassment and safety in Pico-Union/Westlake neighborhoods in 2019.
- Attended the Journal of Planning Education and Research (JPER) Writing Workshop for new scholars at Rutgers, State University of New Jersey in July 2019

#### TEACHING EXPERIENCE

Sonoma State University (SSU), Environmental Studies and Planning (ENSP), Visiting Assistant Professor, August 2016-August 2017

- ENSP 308 Environmental Literature, Fall 2016, undergraduate course of approximately 25 students; critically analyze classic and contemporary environmental literature, which includes fiction and non-fiction readings
- ENSP 310 Introduction to Planning, Fall 2016 and Spring 2016, undergraduate course of approximately 35 students; instruct on interdisciplinary topics ranging from land use, transportation, housing, environmental sustainability, economic development, and public policy
- ENSP 311 Planning Theory and Methodology, Spring 2016, undergraduate course of approximately 25 students; apply planning theory and history to community-based research projects that utilize quantitative and qualitative methods
- ENSP 400 Social and Environmental Justice, Fall 2016 and Spring 2016, undergraduate course of approximately 25 students; explore a broad range of urban and environmental issues, such as residential segregation, spatial mismatch, gentrification and poverty, and examine the effects of inequality on specific low income and minority groups
- ENSP 299 Internships, Spring 2016, oversaw the internship course for 23 undergraduate students working at planning and environmental organizations, such as wetlands preserves, ecological restoration organizations, city planning departments, transportation agencies, water agencies, community gardens, and salmon monitoring programs

## TEACHING EXPERIENCE (continued)

Occidental College, Urban and Environmental Policy (UEP) Department, Adjunct Assistant Professor, Spring 2016

- UEP 101 Environment and Society, undergraduate course of 20 students; lectured on topics regarding planning history, natural resources, environmental justice, consumption and production

University of California, Los Angeles (UCLA), Luskin School of Public Affairs, Urban Planning (UP) Department, Instructor, September 2013-June 2016

- UP141 Planning with Minority Communities, Fall 2013, Fall 2014, Summer 2015, and Spring 2016 undergraduate course of approximately 70-200 students; covered the following areas: housing, transportation, community economic development, critical race theory, and environmental justice
- UP167 Environmental Justice through Multiple Lenses, Spring 2015 and Spring 2016, co-taught about 50 undergraduate students with an interdisciplinary approach to analyze issues regarding environmental injustice through survey methodology and data analysis
- UP185SL Community-Based Research in Planning service learning (SL) course, Spring 2016, supervised 11 students for their urban planning internships and discussed job skills and career advice

UCLA Luskin School of Public Affairs, UP Department, Teaching Assistant (TA), September 2011-June 2013

- UP205A and UP205B Applied Planning Research Project Seminar, Fall 2012 and Winter 2013, advised 30 graduate students on research design and writing reports for their capstone client projects
- UP281 History of the Built Environment, Spring 2013, served as de facto instructor (when professor went on medical leave) for about 25 graduate students; course topics included: planning history, urban design, architecture, land use, and cultural planning
- Writing Teaching Assistant October 2011-June 2012, edited master's students' papers and created writing advice handouts for courses on Microeconomics, Planning Theories, and Capstone Projects

## REFEREED PUBLICATIONS (author co-author)

- Wong, Karna.** (2018). Surviving the Great Recession: Nonprofit Housing Developers Through the Lens of Organizational Theory. *Housing Policy Debate*, 1-27.  
<https://doi.org/10.1080/10511482.2018.1429480>
- Lee, C. Aujean, **Karna Wong**, and Deirdre Pfeiffer. (2017). On the Front Lines of Immigrant Homeownership: Asian American Nonprofits during the Great Recession, *Nonprofit and Voluntary Sector Quarterly*. <https://doi.org/10.1177/0899764017713726>
- Pfeiffer, Deirdre, **Karna Wong**, Paul Ong, & Melany De La Cruz-Viesca. (2016). Ethnically bounded homeownership: qualitative insights on Los Angeles immigrant homeowners' experiences during the US Great Recession. *Housing Studies*, 1-17.  
<https://doi.org/10.1080/02673037.2016.1208159>
- Flores, Nina and **Karna Wong**. (2015). Protecting the Rights of Massage Parlor Workers. *UCLA Center for the Study of Women Policy Brief*. <http://www.csw.ucla.edu/publications/policy-briefs/2015/CSWPolicy18.pdf>

## OTHER PUBLICATIONS (author or co-author)

- Wong, Karna**, Paul M. Ong, Silvia R. Gonzalez (2002, Aug. 27). Systemic Racial Inequality and the COVID-19 Homeowner Crisis. UCLA Center for Neighborhood Knowledge, UCLA Ziman Center for Real Estate, and Ong & Associates.  
[https://www.anderson.ucla.edu/documents/areas/ctr/ziman/Systemic-Racial-Inequality-and-COVID-19-Homeowner-Crisis\\_Wong\\_Ong\\_Gonzalez.pdf](https://www.anderson.ucla.edu/documents/areas/ctr/ziman/Systemic-Racial-Inequality-and-COVID-19-Homeowner-Crisis_Wong_Ong_Gonzalez.pdf)
- Wong, Karna**, Paul Ong, Wenjuan Zheng (2016). "American Philanthropy Literature Review." UCLA Center for Neighborhood Knowledge Global Chinese Philanthropy Initiative.  
<https://ucla.box.com/s/frnaj1hq6d6jbbp0t3bddpei9960807a>
- Zheng, Wenjuan, Paul Ong, **Karna Wong** (2016). "Contemporary Chinese Philanthropy Literature Review." UCLA Center for Neighborhood Knowledge Global Chinese Philanthropy Initiative.  
<https://ucla.box.com/s/b746p1fmsm89ui7dr2otfi0m01jcscwx>
- Zheng, Wenjuan, Paul Ong, Alycia Cheng, **Karna Wong** (2016). "Comparative Literature Review: Hong Kong, Singapore, and Taiwan." UCLA Center for Neighborhood Knowledge Global Chinese Philanthropy Initiative. <https://ucla.box.com/s/za32gx68h6c35lff7lunlhng7cx6qgq>
- Wong, Karna**. (2015). "The Housing Crisis and the Third Sector." Dissertation submitted for the Doctor of Philosophy degree in urban planning at UCLA. <http://gradworks.umi.com/37/06/3706035.html>
- Pfeiffer, Deirdre, **Karna Wong**, Paul Ong, and Melany De La Cruz-Viesca. (2014). "Pathways to Trouble: Homeowners and the Foreclosure Crisis in Los Angeles Ethnic Communities" for the Ford Foundation's Building Economic Security Over a Lifetime Initiative (BESOL).  
<http://www.aasc.ucla.edu/besol/>
- UCLA Asian American Studies Center. (2013). "Narrative Report of the Asian American Population and Asset-building Trends" for the Ford Foundation's Building Economic Security Over a Lifetime Initiative (BESOL). <http://www.aasc.ucla.edu/besol/>
- Florea, Shadrach, Chirag Rabari, and **Karna Wong**. (2012). "Hypercities Captures a Revolution." Critical Planning. UCLA Urban Planning Journal. Volume 19. <http://luskin.ucla.edu/content/volume-19-militaristic-urbanism-summer-2012>
- The State of California Department of Housing and Community Development. (2012). "Analysis of Impediments to Fair Housing Report." [http://www.hcd.ca.gov/hpd/hrc/rep/fed/state\\_of\\_ca\\_analysis\\_of\\_impediments\\_full%20report0912.pdf](http://www.hcd.ca.gov/hpd/hrc/rep/fed/state_of_ca_analysis_of_impediments_full%20report0912.pdf)

## GOVERNMENT PUBLICATIONS (author or editor)

- HUD Federal Housing Administration. (1998 and 1999). "Santa Ana Homeownership Center Annual Reports."
- HUD Office of Policy Development and Research. (1998). "The State of the Cities."
- HUD Office of University Partnerships. (1998). "Community Development Work Study Program Evaluation."
- HUD Office of Policy Development and Research. (1997). "Gateway Housing Program Report to Congress."
- HUD Department-wide Report. "The Customer Comes First with HUD." (1996).
- HUD Office of Policy Development and Research. (1996). "Overview of Major Federal Urban Policy Initiatives, 1949-1995."

## EMPLOYMENT

UCLA, Luskin School of Public Affairs, Center for Neighborhood Knowledge (formerly Center for the Study of Inequality), Researcher, September 2010-June 2016

- Researched philanthropy in China for an international project funded by the John S. and Marilyn Long U.S.-China Institute for Business and Law at University of California at Irvine, Asian Americans Advancing Justice- Los Angeles, and the Fudan University's School of Management in Shanghai, China
- Managed and trained a team of qualitative researchers, conducted interviews, analyzed survey results, coded qualitative data, and wrote chapters of the "Pathways to Trouble: Homeowners and the Foreclosure Crisis in Los Angeles Ethnic Communities" report funded by the Ford Foundation's Building Economic Security Over a Lifetime Initiative (BESOL)
- Co-authored the "Narrative Report of the Asian American Population and Asset-building Trends" funded by the Ford Foundation's BESOL which included multi-state socioeconomic data analysis
- Wrote chapters of the State of California Department of Housing and Community Development's "Analysis of Impediments to Fair Housing Report" and completed survey design, implementation, and analysis

U.S. Department of Housing and Urban Development (HUD), December 1995-June 2010

Office of Community Planning and Development

Consolidated Planning Specialist, San Francisco, CA, August 2000-June 2010

Acting Program Manager, San Francisco, CA, December 2008-July 2009

Office of Housing Federal Housing Administration

Management Analyst, Santa Ana, CA, August 1998-August 2000

Office of Policy Development and Research

Social Science Analyst, Washington, D.C., December 1995-August 1998

- Supervised six staff who administered over \$180 million in Community Development Block Grant (CDBG), HOME, Emergency Shelter Grant (ESG), Housing Opportunities for Persons with AIDS (HOPWA), and homeless grants
- Oversaw approximately \$40 million in federal housing and community development grants for the City and County of San Francisco and nearly \$3 million in technical assistance grants in Northern California, Arizona, and Nevada
- Conducted data analysis for more than 550 nonprofit and government grantees receiving approximately \$700 million annually of HUD CPD grants for the tri-state region
- Collaborated on special task forces and team projects to improve business operations, establish new departments, design strategic plans, and assess nationwide workload studies

## **EMPLOYMENT (continued)**

U.S. House of Representatives Democratic Caucus

Staff Assistant, Washington, D.C., August 1995-November 1995

- Organized meetings with all Democratic Congressional members and wrote correspondence on new legislation and policies

New York City Council

Special Assistant/Legislative Intern, Brooklyn, NY, October 1994-May 1995

- Analyzed policy issues, such as smoking regulations, film production regulations, immigration policy, and city budget

East Bay Asian Local Development Corporation

Housing Development Intern, Oakland, CA, May 1994-August 1994

- Developed nonprofit housing and evaluated site feasibility for homeownership projects, researched existing housing projects, and identified financial resources

New York University Robert F. Wagner Graduate School of Public Service

Graduate Assistant, New York, NY September 1993-May 1994

- Produced demographic analysis, text, and graphics for a district plan of Lower Manhattan

City of Oakland Office of Housing and Neighborhood Development

Housing Development Intern, Oakland, CA, August 1992-August 1993

- Wrote the proposal for the first-time homebuyers assistance programs and reported account draw requests of city funds for housing development projects

Advantage Real Estate Finance

Loan Processor, San Francisco, CA, November 1990-August 1992

- Processed home mortgages for a private sector loan brokerage company

## **CONFERENCE PRESENTATIONS**

- Urban Affairs Association, April 25, 2019, presenter on “Inclusive Green Spaces: Lessons from Environmental Justice Research”
- Association of Collegiate Schools of Planning (ACSP) annual national conference, October 27, 2018, presenter, “Adaptive Management: Nonprofit Housing Development Organizations during the Great Recession.”
- Association of Collegiate Schools of Planning (ACSP) annual national conference, October 24, 2015, moderator and paper presenter on “Crisis Management: California Nonprofit Housing Developers and The Great Recession”
- Urban Affairs Association, April 9, 2015, roundtable speaker on “Emerging Issues in Urban Planning Ethno-Racial Intersections”

## **GUEST SPEAKING**

- UCI Pilipinx-Americans in Social Studies (PASS) Conference for Asian Pacific Pre-Professionalism, February 26, 2020
- UCI Urban Studies Alumni Panel moderator on January 28, 2020
- UCI Social Sciences Diversity, Inclusion & Racial Healing Ambassadors (DIRHA) high school program, guest speaker on Urban Planning and Environmental Justice, November 21, 2019
- UCI DREAM Scholars for undocumented students course, guest speaker on Social & Environmental Justice, May 30, 2019
- UCI Social Sciences, Deconstructing Diversity Initiative, guest speaker on Urban Planning and Environmental Justice, March 6, 2018 and February 12, 2020
- UCLA Asian American Studies Center and National Coalition for Asian Pacific American Community Development (CAPACD) Housing & Financial Counseling for Asian American Pacific Islander Communities, July 26, 2018, guest speaker for webinar series
- The California Global Education Project, Teaching for Sustainable Communities, July 2017 and 2018, guest speaker for a year-long program that begins with a 4-day summer institute at Sonoma State University
- Sonoma County Commission on Human Rights, December 20, 2016, guest speaker to discuss potential collaborations between the county and Sonoma State University
- Sonoma State University, Environmental Forum, October 27, 2016, guest speaker on the topic of “Planning and Future Trends for Cities”
- Sonoma State University, Sustainability Day, October 19, 2016, panelist on “Focus on EQUITY: Who is Sustainability For?”
- Asian Americans Advancing Justice Youth Programs, May 2016, interviewee for a Franklin High School film project about gentrification in Highland Park of Los Angeles.  
<https://youtu.be/pt0giGFDMCQ>

## **HONORS and AWARDS**

- UCI School of Social Ecology Dean’s Research Fund for Teaching Faculty, 2018-2019
- UCI Academic Senate’s Council on Research, Computing, and Libraries (CORCL) Research and Travel Award and Individual Faculty Research Grant, 2017-2018 and 2018-2019
- SSU Spring 2017 WATERS Collaborative Funding Award, Garden Classroom Rain Water Capture System
- UCLA Dissertation Year Fellowship, 2014-2015
- UCLA Institute of American Cultures Research Grant, 2015
- UCLA Center for the Study of Women Policy Brief Prize, 2014
- UCLA Meyer and Renee Luskin Scholarship, 2012-2013
- UCLA Katherine Gouviass Fellowship, 2010-2011
- HUD “2006 Homeless Management Information System Grantee Support Award: Outstanding Field Office Achievement”
- HUD Best Practices 2000 Local Winner, Santa Ana Homeownership Center, for developing improved methods to process home mortgages, September 2000
- HUD Secretary Andrew Cuomo’s “Heroes of HUD 2020” Award for implementing the HUD 2020 Management Reform Plan, July 1998
- Commendation and award by Vice-President Gore’s National Performance Review for working on “The Customer Comes First with HUD,” November 1996
- New York University Wagner Scholarship, 1993
- New York University Alumnae Club Scholarship, 1993
- San Francisco State University, Urban Studies Program, Alumnus of the Year Award, 2007

## CONFERENCES ORGANIZED

### *Community and Economic Development*

- HUD and Institute for Community Economics' "Community Land Trust Conference" in San Mateo, CA on November 18-19, 2004
- "Individual Development Accounts and Asset Building: Creating Opportunities for Individuals, Families and Communities," in Oakland, CA on December 7-8, 2004
- "Fair Housing Summit 2001," in Phoenix, AZ on April 4-5, 2001 and Oakland, CA on May 17, 2001
- Community Transportation Association of America's "People, Jobs & Transportation: The First National Conference on Employment and Transportation," in Washington, D.C. on October 16-18, 1996

### *Homeless Assistance and Social Services*

- HUD and U.S. Department of Veterans Affairs focus group in San Francisco, CA to prepare for conferences or meetings to increase homeless veterans' access to veterans medical and income benefits, 2008-2009
- HUD and Social Security Administration workshops to increase homeless persons access to Social Security Benefits in California, Arizona, and Nevada, 2007
- HUD and U.S. Department of Agriculture, Food Stamp Program (or Supplemental Nutrition Assistance Program) conferences to increase homeless persons access to Food Stamps in California, Arizona, and Nevada, 2006
- Homeless Management Information System conferences, in San Francisco, CA, six conferences held during 2001-2006, and on-going technical assistance to Continuums of Care with new grants
- "All the Way Home: Creating Partnerships to House Emancipated Foster and Homeless Youth," conference Oakland, CA, on October 28, 2003 and on-going roundtable meetings
- "Mainstreaming the Response to Homelessness: Accessing Medi-Cal Funds for Treatment and Services to Homeless People," in Oakland, CA on September 23, 2003
- "Mainstreaming the Response to Homelessness: Effective Use of Mainstream Resources to Prevent and End Homelessness," in Oakland, CA on March 7, 2003

## **TRAININGS DEVELOPED**

### *Affordable Housing*

- Organized “Energy Efficiency in HOME Affordable Housing Workshops” for affordable housing developers in Sacramento, CA, San Jose, CA and Phoenix, AZ in 2008
- Co-wrote the training manual for the Rural Community Assistance Corporation’s “HOME Project Development” which explains the affordable housing development process for new and inexperienced Community Housing Development Organizations in 2008
- Designed The Enterprise Community Partners’ “HOME Project Feasibility” two-day training for affordable housing developers which includes sample spreadsheets to analyze and compare projects in 2007
- Edited ICF International’s “Inclusionary Housing Toolbox” manual for Contra Costa County and the City of Lafayette, CA, published in 2005
- Created “HUD HOME Property Management Training” for affordable housing developers held in Oakland, CA on April 19-21, 2004

### *Homeless Housing*

- Collaborated with Corporation for Supportive Housing on a manual regarding property management and supportive services in homeless supportive housing, 2008
- Produced with HomeBase the “Homelessness 101: Managing HUD Continuum of Care Homeless Assistance Grants” trainings which were attended by over 400 persons, 2006-2009
- Initiated the training materials for two financial management trainings for HUD homeless sponsors and grantees, “Fund Accounting Clinic” and “Cost Accounting Clinic” in 2007- 2009
- Supervised the technical assistance providers, HomeBase, for the discharge planning technical assistance to Alameda County working with a health care facility, Placer County working with county jails, and Las Vegas working with state prisons to prevent discharging persons to homelessness, 2006-2009
- Oversaw HUD grant to develop Arizona’s Maricopa Association of Governments’ program management and performance evaluation system for projects assisting the homeless, 2004
- Managed HUD technical assistance provider, Corporation for Supportive Housing, to publish the “Supportive Housing Property Management Operations Manual,” for homeless housing and service providers, September 2003

## **COMMUNITY SERVICE & PROFESSIONAL DEVELOPMENT**

UCI Dynamic Presentations workshop on October 9, 2019  
UCI Implicit Bias training, October 22, 2018 and October 7, 2019  
UCI Assembly Bill (AB) 540 and Undocumented Student Ally Training, January 18, 2017  
SSU Women of Color Conference, Volunteer, March 29, 2017  
SSU Social Justice Research Conference, Co-organizer, November 29, 2016  
SSU Undocu-Ally Training for supporting undocumented students, Trainee, November 8, 2016  
UCLA Urban Planning student journal, Critical Planning, Editorial Board, 2010-June 2015  
UCLA AAPI Nexus Journal: Asian Americans & Pacific Islanders, Policy, Practice and Community, Reviewer, June 2015  
UCLA Urban Planning Capstone Mentorship Event, Coordinator, 2012-May 2015  
UCLA Planners of Color for Social Equity, Event Photographer, 2012-May 2014  
UCLA Justice Fusion: Art and Creative Expression for Social & Environmental Equity, Event Photographer, April 24, 2014  
University of Southern California/UCLA Association of Collegiate Schools of Planning Summer Pre-Doctoral Workshop for Students of Color, Panelist, 2014  
UCLA Environmental Justice Initiative Lecture Series, Volunteer, 2013  
UCLA Urban Planning Department Staffing Committee, Student Representative, 2011-2012  
Oakland Boys and Girls Club, Volunteer, Oakland, CA, 2004-2008  
Democratic National Convention, Volunteer, Boston, MA, July 2004, and Denver, CO, August 2008  
Organization of Chinese Americans San Francisco-Bay Chapter Board Member, 2001-2002  
Conference on Asian Pacific American Leadership, CAPAL, Board Member, Washington, D.C., 1996-1998  
Congressional Representative Ronald V. Dellums of Oakland, CA (Democrat-9<sup>th</sup> District) Volunteer in Washington, D.C. office, summer 1995

## **PROFESSIONAL ASSOCIATIONS**

American Planning Association  
American Institute of Certified Planners (AICP), #013356  
Association of Collegiate Schools of Planning (ACSP)  
Urban Affairs Association (UAA)

## **SOFTWARE and OTHER SKILLS**

SAS, SPSS, Atlas.ti, and Geographic Information System (GIS)  
Institutional Review Board (IRB) Human Research Curriculum, #6272557  
Traveled to China, Taiwan, Hong Kong, Indonesia, Tibet, and Central Asia  
Conversational Spanish-speaker  
Photography, food, and health enthusiast