



RÉMY DE LA PEZA, ESQ.

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Collaborative movement lawyer & community consultant with a dedicated practice on catalyzing, amplifying, & fortifying the peoples’ power to further racial & economic equity in policies, development & organizations.

ADMISSION – CALIFORNIA BAR (Lic. No. 251652) 2007

EDUCATION

Loyola Law School, Los Angeles CA
J.D. 2007

University of San Diego, San Diego CA
B.A. in Psychology, *summa cum laude* 2003
Minors: Biology, Philosophy

St. Clare’s, Oxford UK
Fall Semester Abroad 2001

PROFESSIONAL MEMBERSHIPS

- American Bar Association
- Japanese American Bar Association
- Build Healthy Places Network Consultant Team
- Rockwood Leadership Institute, Art of Leadership Training (December 2021)
- American Planning Association (CA Chapter)

CURRENT PROFESSIONAL EXPERIENCE

morena strategies, Pasadena CA **Jun 2018 – Present**
Founder & Principal
 Leads collaborative community lawyering & consulting practice rooted in the incredible power within our communities & focused on services that catalyze, amplify & fortify that power to yield equitable impacts. morena strategies provides a wide range of community-based services in the areas of policy advocacy, technical land use & planning, & nonprofit organizational support, including, but not limited to, coordination & management of real estate development proposals, counsel & management of grassroots policy & development campaigns, & strategic planning. morena strategies is a certified Small Business Enterprise (SBE) and Disadvantaged Business Enterprise (DBE).

EXAMPLES of CLIENT SERVICES & PROJECTS

- Policy frameworks & agendas for nonprofit economic development & community development organizations
- Community planning campaign strategy development & implementation for coalition of community partners
- Site-specific equitable development campaign coordination
- Technical affordable housing, land use & planning assistance to local & state policy campaigns
- Integration of creative placekeeping strategies in community development organizations
- Strategic plans for nonprofit cultural youth services organization & coalition of equitable development organizations
- Policy, program and service design to support sustainability of community-serving small businesses in gentrifying neighborhoods
- Strategic agenda development for collaborative of philanthropy
- Operations planning for capital project under construction
- Executive coaching and team building

PREVIOUS PROFESSIONAL EXPERIENCE

Root & Rebound, Oakland CA **Feb 2018 – Jun 2018**
Director of National Initiatives
 Consulted with the organization to develop & initiate the organization’s first strategy for national expansion of its comprehensive legal reentry advocacy center model to high-need states across the country via state-specific research & assessment of legal landscape; cultivation of strategic partnerships with government, social service, & legal agencies; fundraising & development efforts to support expansion; creation of new state legal reentry resources outside of California; & monitoring, evaluation, & sustainability planning.

Auckland Council, Auckland NZ **Feb 2017 – Feb 2018**
Manager Land Advisory Services



Served as team's first manager following Auckland Council restructure. Recruited & trained team of 14 land use experts focused on securing, protecting & enhancing Auckland Council's public land, including 4,000 parks, for the public's benefit; oversaw the acquisition & disposal of Council owned land & ensured decisionmakers received quality expert land use advice; developed & improved processes & systems to facilitate efficient provision of services.

Little Tokyo Service Center, Los Angeles CA

Director of Planning & Policy Counsel

Dec 2014 – Jan 2017

Led Planning Department, including supervision of four Planning staff & implementation of community planning initiatives in the Little Tokyo neighborhood, & strategic local, regional & statewide policy advocacy efforts. Provided technical land use & planning support both at neighborhood level & to coalition partners within the region on anti-gentrification strategies.

Little Tokyo Service Center, Los Angeles CA

Senior Planner & Policy Counsel

Mar 2013 – Dec 2014

Implemented community planning & economic development policy initiatives, & advocate for local state policies that promote community self-determination, affordable housing, & community assets.

Public Counsel, Los Angeles CA

Staff Attorney, Community Development Project

Sep 2009 – Mar 2013

Advanced land use policies that facilitate production & preservation of affordable housing; represented community organizations in local land use policy campaigns; & filed litigation to enforce State affordable housing laws in local jurisdictions.

Public Counsel, Los Angeles CA

Equal Justice Works Fellow, Community Development Project

Sep 2007 – Aug 2009

Developed new affordable housing land use practice within Public Counsel's Community Development Project focused on advocating for production & preservation of affordable housing in various municipalities within Los Angeles County through State Housing Element Law, & other State and local land use policies.

SPEAKING ENGAGEMENTS, PANELS & PRESENTATIONS

Urban & Environmental Policy 101: Environment & Society

October 22, 2024

Occidental College, Los Angeles, CA

Urban & Environmental Policy 101: Environment & Society

March 23, 2024

Occidental College, Los Angeles, CA

Centering Community in Transformative Housing Solutions (moderator)

October 6, 2023

NPH 2023 Annual Conference, San Francisco, CA

Investment Without Displacement: Centering Impacted Voices in Developing Inclusive Communities

March 29, 2023

Housing California 2023 Annual Conference, San Diego, CA

Centering Community in Transformative Models for Housing and Land Use

March 28, 2023

Housing California 2023 Annual Conference, San Diego, CA

Innovative Approaches for Truly Inclusive Development (moderator)

May 12, 2022

SV@Home Affordable Housing Month, San Jose, CA (*virtual*)

Community Planning & Politics

April 11, 2022

Occidental College, Los Angeles CA (*virtual*)

Age of Change: Celebrating an Era of Inspiration (moderator)

June 10, 2021

Las Fotos Project, Los Angeles CA (*virtual*)

Oh Sh*t Moments – Breakout Host

May 15, 2021

Los Angeles Southwest College Foundation, Los Angeles CA (*virtual*)

Alumni Connect Series

March 31, 2021

La Raza de Loyola – Loyola Law School, Los Angeles, CA (*virtual*)

LA River: Balancing Revitalization, Environment, and Equity

November 20, 2020

Los Angeles County Bar Association, Los Angeles CA (*virtual*)

<p>ATOMIC CAFÉ: The Noisiest Corner in J-Town (moderator) Visual Communications LA Asian Pacific Film Festival, Los Angeles CA (<i>virtual</i>)</p>	<p>September 27, 2020</p>
<p>Advancing Park Equity in Los Angeles and Beyond (moderator) Natural Resources Defense Council Webinar, Los Angeles CA (<i>virtual</i>)</p>	<p>July 30, 2020</p>
<p>Community Planning & Politics Occidental College, Los Angeles CA</p>	<p>October 31, 2019</p>
<p>Opportunity Zones: What's In It For Me? University of Southern California Ross Minority Program in Real Estate, Los Angeles CA</p>	<p>June 18, 2019</p>
<p>Summer Summit Career Panel College Access Plan, Pasadena CA</p>	<p>June 8, 2019</p>
<p>Laying the Groundwork for Parks and Affordable Housing Joint Development Partnerships Los Angeles Neighborhood Land Trust Park Equity Summit 2019, Los Angeles CA</p>	<p>June 4, 2019</p>
<p>Los Angeles Dis(Place)ment Urban Affairs Association 2019 Conference, Los Angeles CA</p>	<p>April 26, 2019</p>
<p>La Raza de Loyola Attorney Panel Loyola Law School, Los Angeles CA</p>	<p>November 7, 2018</p>
<p>New Resources for Increasing Fair Housing for People with Criminal Records Annie E. Casey Foundation Maryland Advocates Meeting, Baltimore MD Annie E. Casey Foundation Georgia Advocates Meeting, Atlanta GA</p>	<p>May 2-3, 2018</p>
<p>Equity & Inclusion in Placemaking Project for Public Spaces Placemaking Leadership Forum, Vancouver Canada</p>	<p>September 16, 2016</p>
<p>Sustainable Connected Communities Driven by Local Communities Dwell on Design 2016, Los Angeles CA</p>	<p>June 24, 2016</p>
<p>Neighborhood Approaches to Sustainability and Equity: Sustainable Little Tokyo and Sustainable Chinatown Housing California 2016 Annual Conference, Sacramento CA</p>	<p>April 14, 2016</p>
<p>Understanding Place: Tools for Investigating Who and What Comprises Community ArtPlace Summit 2016, Phoenix AZ</p>	<p>April 5, 2016</p>
<p>Community Strategies in Gentrifying Neighborhoods: A Los Angeles Perspective Annual New Partners for Smart Growth Conference, Portland OR</p>	<p>February 13, 2016</p>
<p>Using the Livability Index: What's next? Panelist AARP Livable Communities Solutions Forum, Los Angeles CA</p>	<p>November 12, 2015</p>
<p>Gentrification Mosaic: Conversations on Displacement of Economic and Social Capital American Planning Association California 2015 Conference Diversity Summit, Oakland CA</p>	<p>October 3, 2015</p>
<p>A Deeper Dive: Case Studies on Economic Vitality, Community Development, and Related Cross-Cutting Strategies White House Initiative on Asian Americans and Pacific Islanders Public-Private Partnership Summit on Issues Facing Low-Income AAPI Communities, White House Washington DC</p>	<p>September 30, 2015</p>
<p>How Communities Change, How Our Work Changes NeighborWorks Training Institute <i>The Business of Community Change</i> Symposium, Los Angeles CA</p>	<p>February 25, 2015</p>



Comprehensive Community Development National Coalition for Asian Pacific American Community Development People & Places 2015 Community Conference, Washington DC	March 6, 2015
EcoDistricts as a Model for Comprehensive Neighborhood Greening National Coalition for Asian Pacific American Community Development People & Places 2015 Community Conference, Washington DC	March 6, 2015
What Makes a Sustainable and Affordable Neighborhood? Southern California Association of Governments Toolbox Tuesdays, Los Angeles CA	March 31, 2015
Anti-Displacement Approaches for Equitable & Sustainable Communities Housing California 2015 Annual Conference, Sacramento CA	April 29, 2015
Affordable Housing Policy in the Cornfields Arroyo-Secco Specific Plan City of Los Angeles Zoning Advisory Committee Housing Working Group, Los Angeles CA	June 5, 2015
Housing & Opportunity: Community Development Working Across Sectors Asian Americans for Equality 7 th Annual Asian American Community Development Conference, New York NY	May 16, 2014
Promoting Equitable TOD and Preserving Affordable Housing Around Transit Housing California 2014 Annual Conference, Sacramento CA	April 17, 2014
First Alumnae Career Fair Mayfield Senior School, Pasadena CA	March 27, 2015
Transit Oriented Development & Social Equity in Los Angeles UCLA's Luskin Community Scholars Green Economic Revitalization in Environmental Justice Communities, Los Angeles CA	February 19, 2014
Building a Participatory Vision for Transit-Oriented Development in Los Angeles 13th Annual New Partners for Smart Growth: Building Safe, Healthy, Equitable and Prosperous Communities Conference, Denver CO	February 14, 2014
Stop Modern Apartheid & Preserve Our Communities Asian American Advancing Justice 2013 Conference, Los Angeles CA	November 15, 2013
Building a Participatory Vision for Equitable Transit-Oriented Developments in Los Angeles Southern California Association of Non-Profit Housing 2013 Annual Housing Conference, Los Angeles CA	November 1, 2013
Neighborhood Revitalization & Economic Development Through the Commercial Corridor Initiative United Neighborhood Centers of America 2013 Neighborhood Revitalization Conference, Washington D.C.	June 27, 2013
Social Justice Career Pathways Legal Panel Public Allies Los Angeles & CD Tech, Los Angeles CA	June 22, 2013
Community Oriented Design & Development in Transit Hubs National Coalition for Asian Pacific American Community Development 2013 Annual Convention, Washington D.C.	June 3, 2013
Cornfield Arroyo-Secco Specific Plan: Community Engaged Planning in the City of LA Goldhirsch Foundation LA 2050 Housing Community Meet-Up, Los Angeles CA	March 13, 2013
An Opportunity to Plan for Early Care and Education: the Housing Element Public Counsel's 5th Annual Symposium on Child Care Development, Huntington Park CA	October 19, 2012
Strategic Collaborations for Organizational Sustainability & Advocacy Southern California Association of Non-Profit Housing 2012 Annual Housing Conference, Los Angeles CA	September 28, 2012
Pursuing a Public Interest Career Panel Pepperdine Law School, Malibu CA	October 18, 2010
What's the RHNA Got to Do With It? Regional Housing Needs Allocation & SB 375 ClimatePlan, Los Angeles CA	October 13, 2010



Affordable Housing Tools: What You Should Know About Inclusionary Zoning & General Plans February 4, 2010
Pasadena League of Women Voters League Day on Affordable Housing, Pasadena CA

Perspectives on Creating Sustainable Communities: Housing Element October 7, 2009
ClimatePlan Southern California Regional Land Use Summit, Los Angeles CA

Making the Most of Your Local Housing Element December 9, 2008
Housing California Creating Community Conference, Los Angeles CA

PUBLICATIONS, PAPERS & PRODUCTIONS

“Land Use and Ownership Landscape Scan, Needs Assessment and Strategy Brief for California’s Legal Aid Sector” 2024
Co-Author with Melody Osuna and Shashi Hanuman, published by Public Interest Law Project

De La Peza, Rémy, Prod. *ATOMIC CAFÉ: The Noisiest Corner in J-Town*. Dirs. Tad Nakamura and Akira Boch. 2020, Film. 2020

- Selection at Los Angeles Asian Pacific Film Festival (2020), CAAMFest Forward (2020), Boston Asian American Film Festival (2020), Hawai’i International Film Festival (2020), Philadelphia Asian American Film Festival (2020), Santa Fe Film Festival (2021), Seattle Asian American Film Festival (2021), DisOrient Asian American Film Festival of Oregon (2021) – Audience Choice Award for Best Short Documentary, deadCenter Film Festival (2021), RiverRun International Film Festival (2021) – Honorary Mention for Documentary Shorts Competition, Houston Asian American Pacific Islander Film Festival (2021), Austin Asian American Film Festival – Best Documentary Short Film (2021), PBS Short Film Festival (2021)

“Housing Development Alone is not Enough to Address Economic Inequity” 2020
Author, Luz Collective

“Transit Law’s Impact on Local Joint Development: An Explanation of Real & Perceived Barriers to Affordable Housing” 2012
Author on behalf of the Neighborhood-Based CDC Coalition, funded by Local Initiatives Support Corporation Los Angeles

“Loss of State Affordable Housing Tools Amplifies Importance of Local Planning & Land Use Decisions” 2012
Author on behalf of the Neighborhood-Based CDC Coalition, funded by Local Initiatives Support Corporation Los Angeles

“Opportunities in Local Transit District Planning & Land Use Decisions” 2012
Co-Author with Collin Tateishi & Thomas Yee on behalf of the Neighborhood-Based CDC Coalition, funded by Local Initiatives Support Corporation Los Angeles

“Getting There Together: Tools to Advocate for Inclusive Development Near Transit” 2012
Co-Author with Adam Cowing, Shashi Hanuman, Serena W. Lin, Anne Lainer Marquit, & Doug Smith

“California Density Bonus: SB 1818 – Additional Analysis: Definitions, Application Process, Agreements & Appeals” 2010
Author

“California Density Bonus: SB 1818 – Key Components & Implementation Options” 2009
Author

VOLUNTEER WORK – BOARD EXPERIENCE

City of Pasadena Reconnecting Communities 710 Advisory Group 2023 – present

- Vice-Chair (2023 – present)

California Planning Roundtable 2021 – present

- Secretary (2024 – present)

Loyola Law School – Public Interest Law Foundation Alumni Mentorship Program Mentor 2020 – present

Mayfield Senior School – Justice, Diversity, Equity & Inclusion Alum Advisory Board 2020 – 2022

- Curriculum Subcommittee Chair (2021-2022)

Las Fotos Project – Advisory Board Member 2019 – 2024,

- Secretary 2015 – 2017

Inclusive Action for the City – Board Member 2019 – 2024

- Loan & Investment Committee

- Real Estate Committee



- *Policy Committee*
 - *Accessory Dwelling Unit Research Advisory Board*
- West Hollywood Community Housing Corporation – Board Member **2019 – 2021**
- *Real Estate Pipeline Committee*
- Equal Justice Works – Fellowship Application Reviewer **2008 – 2022**
- US Green Building Council-LA – Legacy Project Selection Committee **2018**
- Loyola Law School Alumni Advisory Group **2011 – 2013**
- College Access Plan, Mentor **2009 – 2013**
- ACLU Pasadena/Foothills Chapter, Board Member **2009 – 2012**
- *Treasurer*