

Gerald “Trey” Gordner – Ewa Beach, HI

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Overview

An urban planner, data scientist, and policy advisor who specializes in leading small, cross-functional teams to promote data-driven decision-making, human-centered design, and digital service innovation in government. Master’s degree in urban planning. Publications in AI and spatial data analytics.

Technical Skills: Machine Learning, Coding (R, Python, SQL), GIS, Git, Data Cleaning & Analysis, Data Visualization, Geospatial Data, Data Management

Policy Skills: Regulatory Analysis, Policy Research, Bill Drafting, Project Management, Public Speaking, Coalition-Building, Citizen and Stakeholder Engagement, Strategic Planning, Grant-writing, Evaluation

Business Skills: Team Leadership, Product Management, Digital Marketing/Advertising, Technical Writing, Finance, Accounting, Working Remotely, Performance Metrics

Select Work Experience

Recovery and Resilience Advisor, Office of the Governor (Nov 2023-Present)

Temporary detail to accelerate disaster recovery after the 2023 Maui Wildfires. I streamline permitting processes for interim and permanent housing projects, review and reply to regulations and legislation affecting disaster recovery and advise the SDRC and Housing Team on technology and strategy.

- Developed and documented an iterable strategy to streamline State permitting processes through a comprehensive review of emergency orders, administrative rules, and statutes.
- Coordinated government leaders to facilitate Federal, State and County entitlements for several interim housing projects, including the 50-unit Kapalua Village, the first to [break ground](#).
- Built an internal tracking system for priority bills and resolutions during the 2024 legislative session and analyzed bills affecting building requirements, budgets, governance structures, insurance and other recovery and resilience issues. Drafted official testimony for the SDRC.

Lecturer, University of Hawaii at Manoa (Jan 2024-Present)

I teach *PLAN 495: Housing, Land, and Community*, a writing-intensive undergraduate/graduate elective in the Department of Urban and Regional Planning. Students read 3 books and produce 10 reflective essays, a book review, and a final policy book presented to local elected officials.

U.S. Digital Corps Fellow, U.S. Technology Transformation Services (June 2022-Present)

I developed [a data strategy](#) for the U.S. Department of Health and Human Services (HHS), the largest civilian agency in the Federal government, with over \$2.9T in annual budget and 80,000 FTEs. I supported the Chief Data Officer in forming and implementing policy.

- Led the 10-person HHS Data Strategy team, serving also as project manager and primary author. Engaged over 150 stakeholders to develop a vision, priorities, and 25 cross-agency initiatives to increase data capacity and develop data-driven approaches to our largest challenges at HHS.
- Improved and automated compliance processes for data collection and privacy regulations. Programmed a business intelligence dashboard and automated notification system in Microsoft Power Apps to increase efficiency and save hundreds of employee hours each year.
- Was selected for the inaugural cohort of 38 fellows from a pool of over 1,000 applicants. [The U.S. Digital Corps program](#) invites talented early-career technologists to join innovative government teams working on critical impact areas for a two-year tour of duty.

Director, Hawaii Zoning Atlas (May 2022 – Present)

I lead a team of volunteers and student interns mapping Hawaii's zoning regulations and analyzing their effects on housing supply and affordability, as featured on [Hawaii Public Radio](#) and [Honolulu Civil Beat](#). I help policymakers draft legislation to reform zoning rules demonstrated to constrain housing supply.

- Recognized as only the fourth state project to complete zoning analysis of all jurisdictions and [launch to the public](#).
- Provided research, drafting assistance, and testimony to committee chairs on several bills introduced in the Hawaii State Legislature in 2024, including [HB1630](#), [SB3202](#), and [HB2090](#).
- Selected by Code for America as one of 13 high-impact community projects nationwide. Awarded in-kind support including paid staff, volunteer recruitment, and software tools.

Graduate Research Assistant, Dr. Thomas Sanchez (May 2021 – May 2022)

I conducted research on potential applications for artificial intelligence in urban planning. I also co-taught a data science/statistics course for planning students (Masters/PhD).

- Co-authored a [journal article](#) published in the International Journal of Urban Sciences: *The prospects of artificial intelligence in urban planning* and a [blog post](#) published by the American Planning Association: *Demystifying Artificial Intelligence in Planning*.
- Co-developed the curriculum for a new graduate certificate in [Urban Planning Analytics](#) and co-led the first required class.
- Contributed two sections to a successful \$150,000 NSF grant proposal.

Graduate Assistant, Office of Economic Development (Aug 2020 – May 2021)

I analyzed socioeconomic data to develop actionable insights and recommendations for economic development policy for Virginia governments and nonprofit organizations.

- Evaluated a proposal to establish a statewide robotics hub, developed recommendations and presented my findings to state economic development leaders. Drafted interview questions, recruited interviewees, and interviewed 12 leading robotics experts across the U.S..
- Developed and conducted surveys for manufacturing and IT business leaders during the COVID-19 pandemic and analyzed results to develop local and regional recovery policies.
- Built an internal project management application, streamlining internal workflows and saving the office over \$3000 in annual IT costs.

Founder & CEO, Koios (2015 – 2020) – [koios.co](#)

Founded a public interest technology firm helping over 40 local and state government clients to engage their communities online, launch web analytics, and incorporate data into strategic decision-making.

- Led cross-functional technical teams to develop 3 software products from concept to market using lean startup and Scrum Agile methodologies.
- Designed, developed, and implemented custom data dashboards to help agency leaders define internal success metrics and evaluate progress over time.
- Raised \$125,000 in startup funding through hackathons, business plan competitions, and economic development programs. Managed \$2.4M in in-kind donations from Google.
- Presented on stage 11 times in 2 years at national conferences to audiences of 80-200 people.

Education

Virginia Polytechnic Institute and State University (Fall 2019 – Spring 2022)

Masters, Urban and Regional Planning / Certificate: Urban Computing (Data Analytics)

Thesis: *Regulatory Utilization: A Novel Measure of Public Land Use Controls Comparable Across Space and Time and Calculable from Open-Source Data* ([paper](#), [video](#))

I combined urban planning with computer science, enabling me to analyze large administrative datasets and preparing me to design, analyze, and evaluate local and State public policy decisions. My research projects concentrated on transportation, housing, zoning, and elections.

- Analyzed over 250,000 Arlington County property records in ArcGIS to simulate changes in zoned capacity if Arlington switched its single-family zones to 2 or 3 units by right. I found that these options were less sustainable, less politically feasible, and less effective at increasing housing supply than authorizing higher-density development along transit corridors.
- Explored 100 years of Arlington County real estate transactions (over 278,000 records) in Python. I found that the Great Recession did not reduce local median values, that scarce duplexes are in particularly high demand, and that sale prices are surprisingly seasonal.
- Led a study of the elimination of single-family zoning in Minneapolis, from the background of redlining and homelessness, through the process of building political support and crafting legislation, and on to likely outcomes based on the academic literature and analogues.
- Received the APA Virginia Outstanding Student Award in 2022, the Plan Virginia Certificate Award for student service to the program in 2021, and the Marsha Ritzdorf Book Award for best student paper in 2020.

University of South Carolina (2009 – 2013)

Bachelors, International Business, Entrepreneurship (Magna Cum Laude).

One of ~40 out-of-state students annually to receive a full scholarship (McNair Scholarship).

Residence Hall President, Student Senator, and Student Council Cabinet Member.

Select Civic Activities

Advocacy Fellow (Cohort II), Partners for Democracy Hawaii (June 2023 – April 2024)

I learned to plan and execute successful political and public policy advocacy campaigns at this non-partisan civic leadership development program. I formed friendships with current and future leaders.

Treasurer, Ewa Neighborhood Board (#23)

I help our neighborhood address homelessness, traffic, and jobs with my background in technology and urban planning. Read more on my campaign website: <https://gogordner.com/>.

Data Analysis Volunteer, Faith Action for Community Equity (August 2021 – November 2022)

I built an interactive online map of candidate parcels for affordable housing projects from open GIS data.

Languages

English (native), Spanish (proficient), French (intermediate), Japanese (beginner, JLPT N5)