

Washington Court Hotel  
525 New Jersey Avenue NW  
Washington, D.C. 20001

Thursday, October 12, 2017

| TIME            | DESCRIPTION  | LOCATION                |
|-----------------|--|-------------------------|
| 1:00pm – 3:00pm | <i>Conference Registration</i>   | Lower Ballroom<br>Foyer |
| 3:00pm – 4:10pm | <b>ROUNDTABLE SESSION #1</b><br><b>R1A. Survivors and Housing: A Listening Session on the Housing Barriers Facing Survivors of Domestic and Sexual Violence</b><br><br><i>Larisa Kofman, National Alliance for Safe Housing (a project of DASH)</i><br><i>Debbie Fox, National Network to End Domestic Violence</i><br><br>The Domestic Violence and Housing Technical Assistance Consortium (the Consortium), launched in 2015, providing training, technical assistance, and resource development at the critical intersection between domestic violence/sexual assault services and homeless services/housing. Funded and supported by a partnership between the U.S. Department of Justice, the Department of Health and Human Services, and the Department of Housing and Urban Development, this multi-year Consortium also brings together four national organizations, the National Alliance for Safe Housing (NASH) (a project of DASH), the National Network to End Domestic Violence (NNEDV), the National Resource Center on Domestic Violence, and Collaborative Solutions, Inc., to build and strengthen technical assistance to both housing/homelessness providers and domestic violence/sexual assault service providers. The Consortium aims to improve policies, identify promising practices and strengthen collaborations necessary to enhance safe and supportive housing options for sexual and domestic violence survivors and their children.<br><br>NASH and NNEDV are partnering to facilitate this listening session to help inform the work of the Consortium. We are interested in hearing directly from housing and legal aid attorneys about the housing barriers facing survivors of domestic and/or sexual violence. We will be focusing our questions on VAWA 2013 implementation, fair housing as well as state/local level barriers, including those involving private landlords. We will focus on challenges and successes. We plan to utilize the information provided in the listening session to impact public policy efforts as well as develop materials for the field. | Montpelier              |
|                 | <b>R1B. Just Cause Ordinances: Lessons from the Frontlines</b><br><br><i>Kara Brodfuehrer, National Housing Law Project (moderator)</i><br><i>Lisa Sitkin, National Housing Law Project (moderator)</i><br><i>Melissa Morris, Law Foundation of Silicon Valley</i><br><i>Emily Rena-Dozier, Legal Aid Services of Oregon</i><br><i>Michael Santos, National Law Center on Homelessness &amp; Poverty</i><br><br>Presenters will lead a roundtable regarding the need for local and state movements for tenant protections, including just cause ordinances and laws that specifically address the rights of tenants on foreclosed properties. This will involve examples of successful and unsuccessful campaigns throughout the country. Participants will discuss lessons learned, pitfalls, and strategies to inspire the movement to continue.   | Executive Room          |
|                 | <b>R1C. Challenges and Opportunities with the Rental Assistance Demonstration</b><br><br><i>Jessica Cassella, National Housing Law Project (moderator)</i><br><i>Celia Carpentier, HUD, Office of Fair Housing and Equal Opportunity</i><br><i>Tom Davis, HUD, Office of Recapitalization</i><br><i>Danielle Garcia, HUD, Office of Fair Housing and Equal Opportunity</i><br><i>William Rudy, HUD, Office of Community Planning and Development</i>   | Sagamore Hill           |

After a Rental Assistance Demonstration (RAD) conversion, many challenges and questions remain for tenants and local community members. In this roundtable, staff from the HUD Office of Recapitalization, HUD Office of Fair Housing and Equal Opportunity, and HUD Office of Community Planning and Development will discuss the role each office plays in monitoring and enforcing federal RAD requirements, fair housing and civil rights laws, and relocation laws after the RAD conversion. This roundtable will also present opportunities for tenant advocates to share with HUD staff post-conversion challenges that they have faced in their local communities, and suggestions for resolution.

#### **R1D. Setting Up Successful Disparate Impact Cases**

**Springwood**

*Renee Williams, National Housing Law Project (moderator)*  
*Chris Brancart, Brancart & Brancart*

This roundtable will focus on an important point in investigating and ultimately filing fair housing disparate impact cases as well as identifying the disparity that forms the basis of your claim. The presenter, who brings extensive fair housing litigation experience to this roundtable, will use facilitated discussion and a group exercise to help participants better understand what they need to do when building disparate impact cases.

4:20pm – 5:30pm

#### **ROUNDTABLE SESSION #2**

#### **R2A. Returning Home: Local Advocacy on Re-entry**

**Executive Room**

*Kate Walz, Shriver Center on Poverty Law (moderator)*  
*Ed Johnson, Oregon Law Center*  
*Emily Rena-Dozier, Legal Aid Services of Oregon*

Now more than ever, there is growing interest in advancing laws and policies to support justice-involved individuals so that they can reunite with their communities and have a place to call home. What is the role of legal aid offices in this effort? How do we do so in a way where justice-involved individuals play a central and decision-making role in the effort? How do we advance laws based in research about recidivism and second chances and not based in fear, politics, or compromise? Who are the allies in this effort? Come listen to local advocacy stories and experiences advancing laws to support the housing rights of justice-involved individuals. Be prepared to share your own efforts, ideas, and experiences.

#### **R2B. Language Access: Advocacy and Emerging Issues**

**Montpelier**

*Renee Williams, National Housing Law Project*  
*Ilene Jacobs, California Rural Legal Assistance*

This roundtable invites advocates to share their advocacy experiences, victories, and challenges in advancing the housing rights of limited English proficient (LEP) populations. The facilitators of this roundtable will also discuss a series of emerging issues regarding language access in the housing context. Roundtable participants will identify potential avenues for advocacy and collaboration at the local, state, and national levels regarding LEP housing rights.

#### **R2C. Fighting Displacement with Community Lawyering: the Lawyer-Organizer Partnership**

**Springwood**

*Jennifer Ganata, Inner City Law Center (moderator)*  
*Dagan Bayliss, Strategic Actions for a Just Economy*  
*Imani Henry, Equality for Flatbush*  
*Dianne Prado, Inner City Law Center*  
*Rob Robinson, National Economic and Social Rights Initiative*  
*Trinidad Ruiz, Los Angeles Tenants Union*  
*Ashley Werner, Leadership Counsel for Justice and Accountability*

"The objective of community lawyering is to make legal services readily available within poor and underserved communities. By working closely with community based...organizations...we are able to formulate strategies that will not only serve our clients, but also empower them with tools necessary to bring about social change."

This Roundtable will convene those interested in a community lawyering framework. We will have representatives (lawyers and organizers) from New York City, Washington D.C., and Los Angeles talk about the important relationship between organizers and lawyers. Often lawyers are taught to push policy and litigation forward without being grounded in community organizing efforts. As a result, legal professionals have a hard time building relationships with community groups. We will

discuss strategies for successful housing campaigns around displacement and gentrification as well as different obstacles that both organizers and lawyers have faced in building a housing justice movement.

**R2D. Rural Housing Preservation**

**Sagamore Hill**

*Gideon Anders, National Housing Law Project*  
*Jessica Cassella, National Housing Law Project*

Rural Development (RD) rental housing is being lost at the rate of over 5,000 units per year. This is due to the early prepayment of the loans financing those units, foreclosures, and loan maturation. This housing is not being replaced with other affordable housing. As a result, residents are facing displacement, and rural communities are experiencing the loss of affordable housing. Preserving this housing is critical to rural communities, particularly when most prepayments do not comply with the law governing prepayment of RD rental housing loans. This roundtable will discuss how to protect residents of RD rental housing and to preserve the RD housing stock when facing prepayments and maturing mortgages.

|        |   |  |
|--------|---|--|
| 6:30pm | <i>Mixer and Networking Event - The Dubliner, 4 F Street NW</i> |  |
|--------|---|--|

**Friday, October 13, 2017**

| TIME              | DESCRIPTION   | LOCATION       |
|-------------------|---|----------------|
| 8:00am – 8:30am   | <i>Registration and Continental Breakfast</i>   | Grand Ballroom |
| 8:30am – 9:00am   | Welcome   | Grand Ballroom |
| 9:00am – 10:30am  | <p><b>Plenary #1: Housing Segregation and Government Action</b></p> <p><i>Presentation by Richard Rothstein, author of The Color of Law</i></p> <p><i>Florence Wagman Roisman, Indiana University School of Law (moderator)</i><br/> <i>Demetria McCain, Inclusive Communities Project</i><br/> <i>Barbara Samuels, ACLU of Maryland</i></p> <p>Richard Rothstein's book <i>The Color of Law</i>, a finalist for the National Book Award, details the central role that government played in creating and reinforcing housing segregation. Rothstein lays out what may be the most comprehensive case of the many ways that the federal, state and local governments actively created the segregated communities we live with today. The presentation will be followed by a panel discussion on efforts to remediate segregation in Houston and Baltimore.</p>  | Grand Ballroom |
| 10:50am – 12:20pm | <p><b>WORKSHOP SESSION #1</b></p> <p><b>1A. Combating Tenant Blacklisting Based on Housing Court Records: A Survey of Approaches</b></p> <p><i>Esme Caramello, Harvard Legal Aid Bureau (moderator)</i><br/> <i>Eric Dunn, Virginia Poverty Law Center</i><br/> <i>James Fishman, Fishman Rozen, LLP</i><br/> <i>Jith Meganathan, Western Center on Law &amp; Poverty</i></p> <p>Having a housing court record – a publicly accessible history of having sued or been sued by a landlord – can be a serious impediment to finding housing. Tenant screening bureaus and credit reporting agencies use court dockets to develop ratings that impact tenants' ability to access housing and credit for years. This is often at tenants' expense and usually occurs without any real opportunity to identify and correct errors in the reports. Moreover, as courts increasingly make landlord-tenant case information available on their websites, landlords can now often run quick, free searches on their own and simply deny tenants housing based on the few (sometimes inaccurate or misleading) facts they find online. Blacklisting of this sort limits not only access to housing but also access to justice, as tenants justifiably fear losing future housing opportunities if they press their rights in court. In this session, advocates from around the country will share the diverse strategies they have used</p> | Springwood     |

to tackle this problem, from legislative limits on the information that courts make public to fair housing litigation against landlords whose screening practices have a disparate impact on tenants in protected classes. Participants will have the opportunity to share their own local challenges and brainstorm strategies that might work in their jurisdictions.

**1B. Don't Shut Me Out: Accessible Housing for People with Disabilities**

Montpelier

*Michael Allen, Relman, Dane, & Colfax (moderator & presenter)*  
*Jeffrey Dillman, Legal Aid of North Carolina*  
*David Prater, Disability Rights of Maryland*  
*Dominic Radcliff, named plaintiff in Ripley v. HAPGC*

Even though federal law requires multifamily housing to be built accessible, people with physical and sensory disabilities are shut out of the affordable housing market in most communities and often forced to live on the street, in their cars, or in segregated, institutional settings because of inadequate enforcement of federal accessibility requirements in the Fair Housing Act, the ADA, and Section 504. This problem arises in the private housing market, in public housing, and in municipal housing programs supported by CDBG, HOME, and other federal funds. This workshop will give advocates an overview of those requirements and will highlight recent successful enforcement efforts, including cases litigated by the presenters. The workshop will also include essential insight and commentary from people directly impacted by these laws.

**1C. Advanced Low-Income Housing Tax Credit Advocacy: Federal and State Opportunities to Shape the LIHTC Program**

Executive Room

*Mark Schwartz, Regional Housing Legal Services (moderator & presenter)*  
*Rasheedah Phillips, Community Legal Services of Philadelphia*  
*Phil Tegeler, Poverty & Race Research Action Council*

This session is for those in the legal services community with a basic knowledge of LIHTC. It will focus on a number of advocacy issues, including, but not limited to, the innovative use of data collection to support the successful advocacy done by CLS of Philadelphia concerning good cause lease terminations, fair housing issues that impact LIHTC, including site selection, the importance of LIHTC lease addendums for tenants and advocates, and understanding advocacy possibilities with restrictive covenant agreements and long-term affordability.

**1D. Environmental Toxins and Housing Justice: Strategies for Promoting Healthy Housing**

Sagamore Hill

*Emily Coffey, Shriver Center on Poverty Law (moderator)*  
*Hannah Adams, Southeast Louisiana Legal Services*  
*Debbie Chizewer, Pritzker School of Law, Environmental Advocacy Center*  
*Steven Fischbach, Rhode Island Legal Services*

The EPA and HUD recently announced that 70% of Superfund sites are within one mile of a HUD-assisted housing complex. Even more federally-assisted housing developments are located on top of, adjacent to, or near sources of toxic pollution in the air, ground and water. Deteriorating housing conditions also pose environmental health risks. At this workshop, attorneys will hear advocacy strategies for tenants exposed to environmental hazards in federally-assisted housing. This will include how to analyze whether proximity to a Superfund site presents a public health concern; determining if environmental hazards may be present in the soil, water, or air, or inside the homes, even when EPA has not declared an area a Superfund site; understanding how other kinds of environmental pollution may affect the health of residents; ethical considerations for lawyers without scientific expertise; advocacy strategies after environmental disasters; and advocacy strategies under EPA and HUD rules and regulations and civil rights laws to advocate for tenants exposed to environmental hazards in federally-assisted housing. Learn from housing and environmental justice attorneys about how to best support your clients in housing located in areas with environmental contamination.

|                  |   |                |
|------------------|---|----------------|
| 12:30pm – 2:00pm | Lunch on Your Own   |                |
| 12:30pm – 1:30pm | <p>OR</p> <p><b>Talk and Go: Pre-lunch Discussion about HUD's "Rental Housing Discrimination on the Basis of Mental Disabilities" Study</b></p> <p><i>Susan Ann Silverstein, AARP Foundation Litigation</i></p> | Lower Ballroom |

Learn about and discuss the results of HUD's multi-year study to develop, conduct, and evaluate pilot testing to determine and measure rental discrimination against people with mental health disabilities. The study used rigorous paired testing methodology in e-mail, telephone, and in-person searches in multiple cities. With the help of disability activists and organizations, the study recruited and trained individuals with mental illness and intellectual and developmental disabilities to serve as testers, along with controls, using real-life scenarios, such as requests for accommodations or having a family member or friend assist with the search. The study also produced five papers using the data generated and additional research. Let's figure out how to use the study in our work.

2:15pm – 3:45pm

## WORKSHOP SESSION #2

### 2A. Fair Market Rents: Advocacy and Implications

Springwood

*Jill E. Sowards, Legal Services of Northern California (moderator & presenter)*  
*Anne Putney, Vallejo Housing Authority*

This workshop is a how-to guide for responding to HUD's proposed or enacted Fair Market Rent (FMR) when the FMR does not reflect actual market rent in a given jurisdiction. Section 8/HCV housing assistance payments are limited by Fair Market Rents (FMRs) established by HUD for different geographic areas. In addition to the HCV program, FMRs are used to determine initial renewal rents for some expiring project based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as rent ceilings for rental units in the HOME Investment Partnerships program. HUD also uses FMRs in the calculation of maximum award amounts for Continuum of Care grantees and in the calculation of flat rents in Public Housing units. Advocates who identify discrepancies between HUD's proposed FMR and the actual market rent are responsible for making a request for review to HUD and then collecting and presenting current data on local market rent in order to modify the proposed FMR. Presenters will also discuss alternatives to adjusting FMRs, such as requesting a waiver, an exception payment standard, or using Small Area FMR to adjust FMRs.

### 2B. VAWA Implementation and Enforcement in an Age of Uncertainty

Montpelier

*Dorinda Wider, Mid-Minnesota Legal Aid (moderator)*  
*Rachel Blake, Regional Housing Legal Services*  
*Debbie Fox, National Network to End Domestic Violence*  
*Sandra Park, American Civil Liberties Union, Women's Rights Project*  
*Rasheedah Phillips, Community Legal Services of Philadelphia*  
*Kate Walz, Shriver Center on Poverty Law*

Although HUD's final regulations implementing the Violence Against Women Reauthorization Act of 2013 (VAWA 2013) were recently issued, advocates are left to wonder what the future will be for effective VAWA implementation, further rulemaking, and the 2018 reauthorization. Presenters of this session will provide brief overviews and facilitate discussions about emerging VAWA issues, including emergency transfers, implementation in the Low-Income Housing Tax Credit program, channels for enforcement, and the reauthorization in 2018.

### 2C. Innovative Approaches to Preserving Project-based Section 8

Executive Room

*Jessica Cassella, National Housing Law Project (moderator)*  
*Emily Coffey, Shriver Center on Poverty Law*  
*George Gould, Community Legal Services of Philadelphia*  
*Virginia Tallent, Legal Aid Society of Greater Cincinnati*

In this political environment, where it is highly unlikely that new financial resources will be provided to build new affordable housing units, we must rely upon preservation efforts to ensure the availability of affordable housing in our communities. But when faced with an aging housing stock and impending expiration of federal housing subsidy contracts, many risks arise that threaten the long-term affordability and preservation of critical affordable housing. This workshop will discuss preservation threats posed by troubled properties, contract opt-outs, maturing mortgages, and mortgage prepayments, as well as remedies available to protect tenants and preserve affordable housing. It will also include lessons learned and tips from tenant advocates for preserving HUD multifamily housing.

## 2D. Moving to Work Expansion and Evaluation: Policy Basics and Advocacy Tools

Sagamore Hill

*Shirley Gibson, Legal Aid Society of San Mateo County (moderator)*  
*Will Fischer, Center on Budget and Policy Priorities*  
*Cathy Hinko, Metropolitan Housing Coalition*  
*Marianne Nazzaro, HUD*

HUD's Moving To Work (MTW) demonstration program grants broad waivers to select housing authorities, enabling them to adopt specialized local policies in implementing their voucher and public housing programs. Currently limited to 39 participating jurisdictions, the MTW demonstration will soon expand to an additional 100 or more agencies. This workshop will provide an overview of the evolution of MTW, including expansion plans and evaluation of MTW policies. Housing advocates in current MTW areas will share observations and learnings based on local alternative policies. Workshop attendees will learn about the experiences of MTW program participants with policies such as time-limited vouchers, work requirements, minimum rents, funding shifts, and conversion of public housing to project-based vouchers. Discussion of community engagement, best practices, and pitfalls will help housing advocates be prepared if MTW comes to their area.

4:05pm – 5:35pm

### WORKSHOP SESSION #3

## 3A. Tax Credit Preservation: Preventing Early Release of LIHTC Properties

Montpelier

*Steven Sharpe, Legal Aid Society of Southwest Ohio (moderator)*  
*Laura Abernathy, National Housing Trust*  
*Dina Schlossberg, Regional Housing Legal Services*  
*John Smith, Legal Aid of Western Michigan*

Early release from LIHTC income and rent restrictions by housing development owners during the extended use period is a growing concern in many states. In response, advocates are developing important and innovative strategies to stem further loss of LIHTC developments. In addition to increased co-ordination and information sharing, advocates are obtaining and studying public records; increasing direct advocacy with housing finance agencies, with national trade association, and with the Treasury Department; and engaging in litigation (especially in the context of "Planned Foreclosures"). Preserving LIHTC developments is critically important for our client communities, and the problem of early release will likely expand as more developments enter the extended use period and as more communities experience the challenges of revitalization and economic gain. This workshop will provide advocates with an opportunity to discuss current strategies, identify ways to coordinate this work, and (we hope) inspire more advocates to engage in LIHTC advocacy concerning this issue.

## 3B. Local Nuisance and Crime-free Ordinances: Recent Developments and Enforcement

Springwood

*Sasha Samberg-Champion, Relman, Dane, & Colfax (moderator)*  
*Sandra Park, American Civil Liberties Union, Women's Rights Project*  
*Tim Smyth, HUD, Office of Fair Housing and Equal Opportunity*  
*Kate Walz, Shriver Center on Poverty Law*

Over and over again in recent years, municipal nuisance and crime-free ordinances have been shown to be selectively enforced and to have discriminatory effects, yet these laws continue to proliferate around the country. This workshop will explore strategies for investigating and challenging these local ordinances, which penalize landlords and tenants for calls to the police or criminal conduct occurring at the property. While purporting to foster safety, these laws often undermine the safety and housing rights of tenants, including survivors of domestic violence, people living with disabilities, and people of color. Panelists will discuss the impact of these ordinances and how to combat their discriminatory effects using tools such as litigation; open records requests; advocacy before state as well as local lawmakers; and engagement with HUD, which has issued guidance regarding these ordinances.

**3C. Building an Expansive Housing Movement**

Sagamore Hill

*Elayne Weiss, National Low-Income Housing Coalition (moderator)*  
*Peggy Bailey, Center on Budget and Policy Priorities*  
*Harry Lawson, National Education Association*  
*Mindy Mitchell, National Alliance to End Homelessness*  
*Danielle Rosario, Fortune Society*

Research shows that investments in affordable housing reduce poverty and homelessness, improve health and educational outcomes, and strengthen the economy. This panel will explore how an expansive movement across sectors – health, education, homelessness, criminal justice, civil rights, and beyond – can coalesce to support affordable housing for America’s lowest-income people and families.

**3D. E-RAD-icating Public Housing: What You Need to Know about the Rental Assistance Demonstration**

Executive Room

*Jessica Cassella, National Housing Law Project (moderator)*  
*Emily Coffey, Shriver Center on Poverty Law*  
*Rasheedah Phillips, Community Legal Services of Philadelphia*  
*David Prater, Disability Rights Maryland*  
*Kimberly A. Rolla, Legal Aid Justice Center*

Under the Rental Assistance Demonstration (RAD) program, HUD has authorized the conversion of 225,000 public housing units nationwide to project-based vouchers or project-based rental assistance. The current administration and Congress have signaled an intention to expand RAD beyond these initial conversions. The privatization of public housing can have consequences for tenants, but also presents an opportunity for long-term solutions to the financing deficits faced by most public housing authorities (PHAs). Attorneys and organizers are instrumental in ensuring that tenants’ rights are protected and maximized throughout the conversion process and beyond. Panelists will share their experience with RAD before and after the conversions occur. Issues include: tenant education and organizing rights; tenant right to remain and prohibition on rescreening; long-term oversight and affordability; Uniform Relocation Act and other tenant temporary relocation protections; lease, house rules, and grievance procedure requirements; fair housing and civil rights considerations for tenants; Low-Income Housing Tax Credit issues; and much more! *No matter where your local PHA is in the process, this workshop will be RAD!*

|                 |  |                 |
|-----------------|--|-----------------|
| 6:00pm – 8:00pm | <p><i>Reception</i></p> <p><i>Presentations of the David B. Bryson Award and the Housing Justice Award</i></p> | Atrium Ballroom |
|-----------------|--|-----------------|

**Saturday, October 14, 2017**

| TIME            | DESCRIPTION  | LOCATION       |
|-----------------|--|----------------|
| 8:00am – 8:30am | <i>Breakfast Buffet</i>  | Grand Ballroom |
| 8:30am – 9:45am | <p><b>WORKSHOP SESSION #4</b></p> <p><b>4A. LGBT Housing Rights: Recent Developments, Advocacy, and Litigation Strategies</b></p> <p><i>Sasha Samberg-Champion, Relman, Dane, &amp; Colfax (moderator)</i><br/> <i>Sharon McGowan, Lambda Legal</i><br/> <i>Joseph Wardenski, Relman, Dane, &amp; Colfax</i></p> <p>Lesbian, gay, bisexual, and transgender (LGBT) individuals and families face high rates of discrimination in the housing market. Courts are increasingly recognizing that the Fair Housing Act and other civil rights laws bar discrimination against LGBT people on the basis of sex, including because of sexual orientation and gender identity. This workshop will explore the quickly moving state of the law with respect to discrimination against LGBT people in various contexts—including housing,</p> | Sagamore Hill  |

education, and employment—and will discuss recent federal court decisions clarifying federal legal protections available to LGBT individuals. The workshop will provide attendees with an overview of the types of discrimination commonly faced by LGBT individuals in housing and the federal legal protections for individuals targeted for such discrimination. This workshop also will discuss strategic considerations as to how best to protect the LGBT community's fair housing rights, including identifying potential cases, increasing awareness in the LGBT community of existing legal protections, and building bridges between fair housing advocates, housing providers, and LGBT advocates in support of this work.

#### **4B. AFFH Sandwich: Implementation Lessons and the Future of the Affirmatively Furthering Fair Housing Rule**

Executive Room

*Lael Robertson, Housing Justice Center*  
*Nelima Sitati Munene, African Career & Education Resource, Inc.*  
*Ashley Werner, Leadership Counsel for Justice and Accountability*  
*Alyssa Wetzel-Moore, City of St. Paul – Human Rights Department*

The Assessment of Fair Housing (AFH) process is likely coming to a community or housing authority near you. As housing advocates prepare to participate in the AFH, this workshop provides important reflections on the outgoing Analysis of Impediments ("AI") process. Panelists will discuss their experiences participating in past AIs in their communities, and will offer their thoughts on approaching fair housing planning -- specifically from the perspectives of legal services attorneys, community-based advocates, and local government. The speakers will discuss what brought them to the AI process, the vital role of community and resident engagement, and following up after the planning process is complete. The panel will focus on the prior AIs for Minnesota's Twin Cities, and Fresno, California. The session will conclude with a period for Q&A.

#### **4C. Section 8 Voucher Terminations: Judicial Review**

Springwood

*Fred Fuchs, Texas RioGrande Legal Aid (moderator & presenter)*  
*Michelle Gilbert, Legal Aid Foundation of Chicago*  
*C. Martin Lawyer, III, Bay Area Legal Services*  
*Mac McCreight, Greater Boston Legal Services*

Section 8 voucher participants whose voucher assistance is terminated by a public housing authority are entitled to challenge the termination through the judicial process. Some states provide for review through their state administrative procedure act; in other states, no state review procedure is provided, and challenges must be asserted through 42 U.S.C. § 1983. Each procedure presents different legal obstacles. This workshop will address some of the issues unique to § 1983 lawsuits and to state court administrative review lawsuit and suggest strategies for advocates to maximize the likelihood of success for their clients.

#### **4D. The Day Has Come: The Resurgence of the Housing Civil Right to Counsel Movement**

Montpelier

*John Pollock, National Coalition for a Civil Right to Counsel (moderator & presenter)*  
*Beth Mellen Harrison, Legal Aid Society of the District of Columbia*  
*Eric Tars, National Law Center on Homelessness & Poverty*

New York City's announcement that it will be providing a right to counsel in housing court caps off the extraordinary renaissance and growth of the national housing right to counsel movement as a tool to prevent homelessness and improve housing stability. This workshop will look at legislative right to counsel efforts in a number of jurisdictions, the inclusion of a right to counsel in national policy work such as the "Housing Not Handcuffs" campaign and the "Justice Index", and research initiatives providing support for a right to counsel by demonstrating the significant impact of representation in housing cases.

10:00am – 11:15am

#### **WORKSHOP SESSION #5**

#### **5A. Protecting Tenant Privacy under an Anti-Immigrant Administration**

Sagamore Hill

*Megan Haberle, Poverty & Race Research Action Council (moderator)*  
*Navneet K. Grewal, Western Center on Law & Poverty*  
*Ed Johnson, Oregon Law Center*  
*Sam Moss, Mission Housing Development Corporation*  
*Karlo Ng, National Housing Law Project*

This workshop brings together advocates that have been developing strategies to ensure that the information that federally subsidized housing providers – from housing authorities to supportive housing providers – collect from immigrant tenants is not used to initiate or further immigration enforcement actions. The panelists will outline: current immigration restrictions; existing law that protects (or does not protect) tenant information; and steps that tenants and housing providers can take to protect immigrant residents. Panelists will facilitate a strategy discussion among workshop participants focused on developing ideas for protective state policies, actions that tenants and housing providers can take, and potential litigation.

#### **5B. A Home on Reentry: Challenging Housing Barriers for People with Criminal Records**

Springwood

*Deborah Thrope, National Housing Law Project (moderator)*  
*Catherine Cone, Washington Lawyers' Committee for Civil Rights and Urban Affairs*  
*Ryan Downer, Relman, Dane, & Colfax*  
*Kate Scott, Equal Rights Center*

In April 2016, HUD issued groundbreaking guidance explaining that criminal record screening policies may violate the Fair Housing Act. Although the fate of the guidance is uncertain, the underlying legal justifications of the guidance still provide the foundation for a FHA challenge to such policies. This workshop will discuss the two theories for challenges these policies: discriminatory treatment and disparate impact. In particular, we will delve into issues such as proving disparate impact, anticipating potential defenses, partnering with fair housing organizations, and developing model policies. We will discuss these issues in the context of current cases (*Fortune Society v. Sand Castle Housing Development Corp*; *Maurice Alexander v. Edgewood Corp., et al*) as well as a recent fair housing audit conducted by the Equal Justice Center.

#### **5C. Housing Choice Vouchers: Update on Federal Policy and Funding**

Executive Room

*Douglas Rice, Center on Budget and Policy Priorities (moderator)*  
*Will Fischer, Center on Budget and Policy Priorities*  
*Mac McCreight, Greater Boston Legal Services*

During the 115<sup>th</sup> Congress, policymakers will make decisions about Housing Choice Voucher program funding and policy that could have far-reaching consequences for low-income families and communities. It is essential for program stakeholders and advocates to understand what's at stake in these decisions, and to do what they can to protect and expand existing resources, and promote policy changes that will improve the program's effectiveness. Panelists will bring participants up to date on Housing Choice Voucher funding and policy issues that are pending before Congress and the Trump Administration, as well as provide guidance on how to influence policymakers' decision-making effectively.

#### **5D. Housing Not Handcuffs: Opposing the Criminalization of Homelessness**

Montpelier

*Eric Tars, National Law Center on Homelessness & Poverty (moderator)*  
*Rob Robinson, National Economic & Social Rights Initiative*  
*Kimberly Leefatt, Latham & Watkins*  
*Lydia Milnes, Mountain State Justice*

Imagine a world where it is illegal to sit down. Could you survive if there were no place you were allowed to fall asleep, to store your belongings, or to stand still? In communities across the nation, these harmless, unavoidable behaviors are treated as criminal activity for persons experiencing homeless, often forcing them into health-threatening situations to avoid detection and creating arrest records that put further barriers between these individuals and the access to housing and services they need. Criminalization of homelessness has been condemned by domestic courts and international human rights monitors, and the federal government and a number of communities have demonstrated success in promoting and utilizing constructive alternative approaches. This workshop will feature those with direct experience of criminalization, share examples of constructive alternative policies and the strategies used to achieve them, and provide specific legal tools for advocacy in courtrooms and city council chambers.

11:30am – 12:45pm

### **WORKSHOP SESSION #6**

#### **6A. Combating Displacement with Litigation and Advocacy**

Springwood

*Tim Thompson, Housing Justice Center (moderator & presenter)*  
*Bob Damewood, Regional Housing Legal Services*  
*Deepika Sharma, Public Counsel*

Gentrification can result in the elimination of affordable housing stock in neighborhoods and communities experiencing increased demand for housing, displacing many long-term community residents. This workshop will focus on both litigation and policy-based strategies to combat the forces of displacement brought about by gentrification, and to protect populations such as low-income tenants, communities of color, families with children, elderly residents, and persons with disabilities. Panelists will present case studies and describe real-world successes and challenges in using various approaches to stem displacement trends in gentrifying areas. A portion of the panel will be devoted to Q&A, but audience members are encouraged to engage the speakers throughout the workshop.

#### **6B. Fair Housing Rights of Immigrant and Limited-English Proficient Populations**

*Renee Williams, National Housing Law Project (moderator)*  
*Scott Chang, Housing Rights Center*  
*Ilene Jacobs, California Rural Legal Assistance*

**Executive Room**

This workshop will focus on how advocates can combat national origin discrimination in housing, using both litigation and policy advocacy approaches. Panelists will review past responses to housing practices such as: English-only policies, targeted code enforcement directed at immigrant populations, citizenship requirements, and local anti-immigrant ordinances. The workshop will also provide an overview of Fair Housing Act and Title VI protections for LEP tenants and applicants. This discussion will include a summary of HUD's 2016 LEP fair housing memo. The session will conclude with Q&A, but audience participation throughout the workshop is highly encouraged.

#### **6C. Advocacy Strategies to End Lead Poisoning and Asthma in Housing**

*Emily A. Benfer, Yale Law School Solomon Center for Health Law & Policy (moderator)*  
*Daniel Carpenter-Fold, National Resources Defense Council*  
*Emily Coffey, Shriver Center on Poverty Law*  
*Megan Haberle, Poverty & Race Research Action Council*  
*Beth Mellen Harrison, Legal Aid Society of the District of Columbia*  
*Megan Hudson, Kids Legal – Lead Paint Project*  
*Kathy Zeisel, Children's Law Center*

**Sagamore Hill**

Thirty-five million homes in the United States have one or more health and safety hazard. Substandard and inadequate housing and environmental conditions can result in severe health problems, including infectious and chronic disease, injuries, and permanent disability. On average, poor conditions affect low-income renters and federally assisted housing participants more than other populations. Nearly a third of asthma cases result from substandard housing conditions, and over 24 million homes have lead-based paint hazards that put children at risk of lead poisoning and irreversible neurological damage. HUD estimates that 450,000 federally assisted housing units have lead-based paint and are too frequently located in areas of environmental contamination that increases exposure to neurotoxins and carcinogens. Yet, federal law and the majority of local laws take a "wait and see" approach that delay mold and lead hazard inspections of the home until after a resident suffers serious health consequences. This session will provide an overview of environmental health hazards and their prevalence among low-income communities, describe client rights and grantee/owner obligations in federally assisted and private housing, suggest litigation strategies, and provide an overview of federal and local policy efforts to achieve healthy housing and communities.

#### **6D. Challenging Eviction Rent Deposit Requirements**

*Jeff Hearne, Legal Services of Greater Miami (moderator)*  
*Lee Camp, ArchCity Defenders*  
*Jith Meganathan, Western Center on Law & Poverty*

**Montpelier**

In some states, low-income tenants do not have the ability to defend evictions because they are required to deposit rent with the court to raise defenses. Landlords in states without a rent deposit requirement have introduced legislation to expand this requirement across the country. This workshop will provide a background on the law, and discuss strategies to challenge these statutes through litigation and legislative advocacy.

|                 |   |                |
|-----------------|---|----------------|
| 1:00pm – 3:00pm | <p><i>Luncheon</i></p> <p><b>Plenary #2: Litigating to Advance Housing Justice</b></p> <p><i>Shamus Roller, National Housing Law Project (moderator)</i><br/> <i>Eric Dunn, Virginia Poverty Law Center</i><br/> <i>Sandra Park, American Civil Liberties Union, Women's Rights Project</i><br/> <i>Philip Tegeler, Poverty &amp; Race Research Action Council</i></p> <p>In a time when civil rights and housing protections are under threat, litigation can be a crucial strategy to secure housing justice. The panelists will discuss litigation strategies for cases that range from the very local to federal policy litigation. The panel will also discuss promising ideas to protect tenants' rights, advance fair housing, and protect survivors of domestic violence.</p> | Grand Ballroom |
|-----------------|---|----------------|

*Thank you to our generous sponsors!*



RELMAN, DANE & COLFAX PLLC