

2013 Housing Justice Network Meeting Agenda

Wednesday, October 16, 2013
Fort Mason Conference Center
2 Marina Boulevard, San Francisco

8:00 am - 8:30 am Registration and Continental Breakfast

8:30 am - 8:45 am Welcome

9:00 am - 10:30 am Workshop Session #1

1A. Strategies for Addressing Habitability Complaints in a Legal Services' Context

Nadia Aziz, Fair Housing Law Project, Law Foundation of Silicon Valley (moderator); Shirley Horng, Legal Aid Society-DC; Kyra Kazantzis, Fair Housing Law Project, Law Foundation of Silicon Valley; Ashley Parris, Inner City Law Center

More and more legal service agencies are seeing habitability issues walk in the door. This workshop will look at different models from various agencies with a wide scope of practices. Presenters will discuss how their organizations deal with habitability complaints. The session will then cover best practices concerning the use of experts, the use of organizers, conflicts, damages, retaliations and investigations.

1B. Implementing VAWA 2013's Housing Protections

Karlo Ng, National Housing Law Project (moderator); Sandra Park, ACLU Women's Rights Project; Kate Walz, Sargent Shriver National Center on Poverty Law; Dorinda Wider, Mid-Minnesota Legal Aid

The Violence Against Women Reauthorization Act of 2013 (VAWA 2013) expanded housing protections for survivors of domestic violence, dating violence, sexual assault and stalking. This workshop will provide an overview of VAWA 2013's housing safeguards, discuss implementation by federal agencies as well as local advocacy efforts to implement the new protections; and review recent VAWA litigation.

1C. Public Housing Demolition and Disposition

Catherine Bishop, National Housing Law Project (moderator); Steven Fischbach, Rhode Island Legal Services; Susanne Sere, Lone Star Legal Aid; William Wilen, Sargent Shriver National Center on Poverty Law

This workshop will review the statutory and regulatory requirements that public housing authorities must meet to obtain HUD approval. It will include practical references to actions that advocates have taken to object to or amend and respond to applications or local plans associated with an application for demolition/disposition. When feasible, the problem of current fiscal restraints will be referenced. In addition, the panel will analyze PHA demolition/disposition applications submitted to the SAC for a two-year period—one year pre- and one year post- PIH Notice 2012-7, which should assist advocates in determining the most successful strategies.

1D. Current Issues in Low-Income Housing Tax Credit Properties

Ed Johnson, Oregon Law Center; Mark Schwartz, Regional Housing Legal Services

This workshop will provide an overview of current issues and advocacy opportunities in the nation's largest subsidized housing program - Low-Income Housing Tax Credit (LIHTC) housing. Presenters will provide an overview of how the program works; discuss how legal services and other advocates can effectively participate in the Qualified Allocation Plan process; and provide an overview of common tenant problems as well as possible solutions in LIHTC properties.

2A. Crime-free Ordinances: Advocacy and Litigation Strategies

Adam Poe, Bay Area Legal Aid (moderator); Sandra Park, ACLU Women's Rights Project; Kate Walz, Sargent Shriver National Center on Poverty Law; Dorinda Wider, Mid-Minnesota Legal Aid

First developed in Mesa, AZ in the early 1990's, "Crime Free" Multi-Housing ordinances have since been adopted by approximately 2,000 cities across the U.S. and abroad. Ostensibly designed to decrease crime and nuisance on apartment properties, participating jurisdictions generally require all landlords to adopt and enforce broad "zero tolerance" lease addendums that mandate termination in the event of any alleged criminal activity by a household member or specified third party, among other mandates. Frequently overlooked are these programs' negative effects on the dynamics of affected housing rental markets, innocent household members, victims of crime and conflict with the First Amendment and Fair Housing protections (including state and federal protections for survivors of domestic violence). Workshop participants will hear from advocates regarding their clients' experiences, litigation challenges and strategies for policy advocacy.

2B. Maintaining Diversity in Gentrifying Areas

Robert Damewood, Regional Housing Legal Services (moderator); Tiffany Bohee, San Francisco Office of Community Investment and Infrastructure; Ronell Guy, Northside Coalition for Fair Housing

After more than a half-century of white flight and disinvestment, many urban areas are experiencing renewed development interest as a result of a new "back to the city" movement. At the same time, federal housing and community development policy has increasingly focused on transforming high-poverty areas into mixed-income communities. The influx of relatively higher income residents and the resulting increase in tax revenues and economic activity often create opportunities for existing low-income residents to improve their living situations. But the conditions that created disinvestment, blight and economic isolation in the first place have also left many residents with lower wealth, lower rates of homeownership, a lower incidence of business ownership, and various barriers to employment - in other words, ill-prepared to take advantage of new economic opportunities and vulnerable to displacement when property values increase. This workshop will explore efforts to ensure that low-income residents are not harmed by - and have a realistic opportunity to benefit from - gentrification in their neighborhoods.

2C. Disaster Relief and Housing

Ellen Davidson, The Legal Aid Society (moderator); Robert Desir, The Legal Aid Society; Madison Sloan, Texas Appleseed; Morgan Williams, National Fair Housing Alliance

Since the devastating impacts of Hurricane Katrina, more advocates have started to address the need for comprehensive disaster relief and recovery efforts. This workshop examines disaster relief and recovery from the perspective of preserving affordable housing resources for low-income residents. Workshop participants will hear from advocates from New York, Galveston and New Orleans, who will focus on short-term, intermediate and long-term planning to recover affordable housing and will discuss lessons learned from previous disasters.

2D. Current Affordable Housing Preservation Initiatives: Issues and Strategies

James Grow, National Housing Law Project (moderator); Catherine Bishop, National Housing Law Project; Jack Cann, Housing Preservation Project; Gregory Countess, Maryland Legal Aid Bureau; Jeffrey M. Hearne, Legal Services of Greater Miami, Inc.; Tim Matheson, Legal Aid of East Tennessee (Johnson City); Mac McCreight, Greater Boston Legal Services; Susanne Sere, Lone Star Legal Aid; William Wilen, Sargent Shriver National Center on Poverty Law

Deteriorating physical conditions, expiring subsidy programs, budget cuts, and recent federal initiatives present tenants and advocates with challenges and opportunities at the local level. The implementation of HUD's Rental Assistance Demonstration, Choice Neighborhoods Initiative, and other program rules create risks that advocates are beginning to address throughout the country. This facilitated roundtable discussion will explore the central elements of emerging tenant advocacy strategies and the steps advocates have taken to advance them locally. The discussion will highlight what local advocates are learning and doing on central

issues like tenant participation, minimizing displacement, protecting tenants' rights, and ensuring long-term affordability. We will showcase policy victories and promising strategies, while illustrating key challenges for future policy reform or local advocacy work. This will be useful even if you are not currently engaged in such work, because there's a good chance such a change is coming soon to a development near you!

12:00 pm - 1:30 pm **Lunch**

1:40 pm - 3:00 pm **Plenary #1: Building Bridges to Housing Security:**
Linking Homelessness, Admissions and Evictions Policies and Services for Families to Maintain Housing

Gai Lorenzen, Managing Attorney, Legal Action of Wisconsin (moderator); Professor Matthew Desmond, Harvard University; Jay Lee, Attorney, HomeBase; Greg Spiegel, Director of Public Policy and Communications, Inner City Law Center

The path from homelessness to housing security is fraught with challenging roadblocks for our clients. What can advocates do to reduce homelessness and stabilize housing security? What strategies can help provide more housing for the homeless or decrease the homeless population? The plenary panel will explore homelessness and housing security from perspectives that include direct experiences working with the homeless, outcomes indicated by research and statistical data, and the direct and discrete costs to communities. Speakers will share strategies that jurisdictions have used to lower barriers to admission, increase housing stability through provision of service rich housing and reduce costs by offering "housing first" programs.

3:10 pm - 4:30 pm **Workshop Session #3**

3A. Ending Homelessness One Case at a Time: Improving Access to Housing in the Private Rental Market

Allyson O'Malley-Jones, Northwest Justice Project (moderator); Eric Dunn, Northwest Justice Project; James Fishman, Fishman & Mallon, LLP; Marie Claire Tran-Leung, Sargent Shriver National Center on Poverty Law

The rise of digitized public records and instant background-check technology has made rigorous tenant screening commonplace in today's private rental market. The advent of these ubiquitous background checks have significantly impacted the housing opportunities of many low-income households - especially households with damaged credit, that have been through eviction proceedings, or that include members with criminal history. Assisting families whose housing prospects are diminished by adverse background reports entails advocacy under fair housing acts, consumer fair credit reporting statutes, and various information privacy doctrines. This workshop brings together experienced panelists from across the country to discuss effective strategies for challenging negative screening reports and overcoming rental rejections.

3B. Home Should Be a Sanctuary: Strategies for Advocating on Behalf of Tenants Facing Sexual Harassment, Domestic Violence and LGBT Discrimination

Fernando Gaytan, Legal Aid Foundation of Los Angeles (moderator); Christopher Brancart, Brancart & Brancart, LLC; Navneet Grewal, Western Center on Law & Poverty; Sandra Park, ACLU Women's Rights Project

Gender discrimination and sexual harassment can occur anywhere - at work, at school, in public. What happens when gender-based discrimination, harassment or violence occur in the very place you call home? For low-income tenants, the dearth of affordable housing options and other barriers caused by lack of resources often means that they may endure violence and harassment, which otherwise violates the law. This workshop will explore strategies for analyzing potential legal claims, recommend measures for investigation and tenant organizing as well as legal remedies under the federal Fair Housing Act, HUD regulations and the Violence Against Women Act (VAWA).

3C. Voucher Funding and Local Policy Impacts

Catherine Bishop, National Housing Law Project (moderator); Adam Cowing, Public Counsel; Barbara Sard, Center on Budget and Policy Priorities

Due to sequestration, 2013 funding for the voucher program caused many PHAs to adopt harsh policies that negatively impacted voucher tenants and applicants. Many advocates responded and were able to get the PHAs to roll back some of the most outrageous policies. As part of the final Continuing Resolution for FY 2013, Congress allocated funds that could be used to avoid terminations. Some PHAs may continue current policies even if 2014 funding is increased, if there is no long-term resolution to sequestration threats, and some PHAs may consider worse policies, particularly if funding continues to be insufficient to renew all vouchers in use. This workshop will discuss the current funding situation and what advocates can do to respond to threatened short falls.

3D. Preserving Manufactured Housing Communities: Community Approaches That Are Working

Ishbel Dickens, National Manufactured Home Owners Association; Lynn Martinez, Western Center for Law & Poverty

More than 50,000 manufactured housing communities across the country provide rental spaces upon which 2.9 million households place their own homes. This affordable homeownership opportunity is under threat as land is developed for other purposes and as community owners cause economic eviction and other hardships for people who have no alternative but to pay ever-increasing rents for less security or peaceful enjoyment. Some states and local jurisdictions are stepping up to address these issues. Policy initiatives at the federal, state, and local levels may provide solutions for people who often feel like prisoners in their own homes. This workshop will explore policy initiatives and other long-term solutions to preserving manufactured housing communities, and further discuss how attorneys can get involved.

3E. Focus Group: Legal Services and AFFH Implementation

Lisa Davis, Ford Foundation (moderator); Conference Participants

This focus group will convene conference participants with fair housing backgrounds to discuss the anticipated challenges and opportunities presented by HUD's proposed AFFH rule. Participants will be asked to provide input on a range of issues, including the role of legal services and housing advocates in AFFH implementation; the capacity of legal services organizations and community groups to engage in AFFH-related advocacy; the types of resources necessary to participate effectively in the AFFH process; ensuring compliance and enforcement of the AFFH mandate; and cooperation among community organizations, resident groups, fair housing organizations, academics, and other allies to further AFFH goals. The group will brainstorm ways that housing advocates can best seize this opportunity to advance housing justice by furthering fair housing goals.

4:40 pm - 6:00 pm

Workshop Session #4

4A. Access to Administrative Justice: Informal Reviews and Hearings in Assisted Housing

Eric Dunn, Northwest Justice Project; Fred Fuchs, Texas RioGrande Legal Aid; Mac McCreight, Greater Boston Legal Services

Many jurisdictions have launched Access to Justice initiatives. Much of this effort has focused on courts, but there are significant barriers to justice for clients with administrative hearings. Legal services attorneys may be able to frame the problems that clients face in an Access to Administrative Justice framework that will have long-term beneficial impacts. In addition, this work can bring together housing and advocates from other areas (benefits, child welfare, etc.), as well as connect networks with broader advocacy networks. Since state and local laws and problems differ, there is unlikely a "one size that fits all." This workshop will foster a group discussion on problems, solutions and best practices, in hopes of establishing longer-term networks that can help support this work nationally.

4B. Disparate Impact: A New Era for Enforcement of Fair Housing Laws or the End of a Critical Tool for Combating Housing Discrimination?

Scott Chang, Relman, Dane & Colfax; Ilene Jacobs, California Rural Legal Assistance

Earlier this year, HUD issued its regulation on disparate impact. The regulations provide a powerful new tool for enforcement of the Fair Housing Act. But disparate impact is also under attack. The Supreme Court's grant of certiorari in *Mt. Holly Citizens in Action v. Township of Mt. Holly* threatens the very existence of the disparate impact method of proof under fair housing laws. This workshop will review the provisions of the disparate impact regulation, examine recent petitions for certiorari granted in the Supreme Court, discuss legal issues regarding disparate impact and recent disparate impact cases, examine proof in disparate impact cases, study a recent disparate impact case and discuss housing-related policies, practices and decisions that housing advocates might challenge under the disparate impact method of proof.

4C. Healthy Homes: Bed Bugs and Smoking

Deborah Thrope, National Housing Law Project (moderator); Brian Augusta, Western Center on Law & Poverty; Steve Fischbach, Rhode Island Legal Services; Meliah Schultzman, Changelab Solutions; Kate Walz, Sargent Shriver National Center on Poverty Law

Studies show that families that live in better neighborhoods have better health outcomes. All federally assisted housing should be healthy housing free of mold, mildew, lead, pest infestations and other unhealthy environmental conditions. Two issues that plague families living in subsidized housing today are smoking and bedbugs. This panel will explore each side of these complex issues and will explain what advocates are doing in the field to alleviate the negative effects of smoking and bedbugs to promote healthy housing. Experts will discuss resources and support for legal services lawyers working on these issues. The workshop will also offer an overview of local and state-wide policies addressing tenants' concerns.

4D. Moving To Work in an Era of Sequestration: Tools to Advocate Effectively

Nadia Aziz, Fair Housing Law Project, Law Foundation of Silicon Valley (moderator); Linda Couch, National Low Income Housing Coalition; George Gould, Housing and Energy Community Legal Services, Inc.; Amy McCullough, Northwest Justice Project; Barbara Samuels, ACLU of Maryland

In an era of sequestration, local advocates in Moving to Work jurisdictions are facing increased challenges as PHAs use their discretion under MTW to implement drastic changes to subsidized housing programs. This workshop will help advocates understand what MTW PHAs can and cannot do, and discuss HUD's approval process. The workshop will also cover the benefits and pitfalls of MTW flexibility - how advocates can push for changes that benefit participants and also oppose more draconian measures taken by MTW PHAs. The session will discuss local advocacy, especially in light of sequestration. The workshop will leave significant time for an interactive discussion with participants to discuss challenges and successes that local advocates have faced.

- | | |
|-------------------|---|
| 6:10 pm - 6:45 pm | Presentations of the David B. Bryson Memorial Award and the Housing Justice Award |
| 7:00 - 10:00 pm | Catherine Bishop's Retirement Party |
| 9:00 pm | Bus Pickup and Shuttle to Conference Hotels |

Thursday, October 17, 2013
Merchants Exchange Building & Julia Morgan Ballroom
465 California Street, San Francisco

8:00 am - 8:30 am **Continental Breakfast**

8:30 am - 9:50 am **Plenary #2: Affirmatively Furthering Fair Housing in Local Work:
Understanding HUD's New Rule and How Community-Based Advocates
Can Advance the Interests of Protected Classes**

Phil Tegeler, Executive Director, Poverty & Race Research Action Council (moderator); James Perry, Executive Director, Greater New Orleans Fair Housing Action Center; Sara Pratt, HUD Deputy Assistant Secretary for Enforcement Programs; Barbara Samuels, Managing Attorney, ACLU of Maryland

Title VIII of the Civil Rights Act of 1968 (the Fair Housing Act) requires HUD to administer its programs in a way that affirmatively furthers fair housing. HUD requires local jurisdictions to commit to affirmatively furthering fair housing (AFFH) as a condition of their participation in the agency's many housing and community development programs. HUD has released a proposed rule that reformulates the AFFH requirements and provides guidance to public sector housing and community development planning and investment decisions on fulfilling AFFH obligations. This plenary session will explore the key elements of HUD's proposed AFFH rule and its implications for local practice. Panelists will also share how local advocates have used the AFFH duty to advance the interests of protected classes.

10:00 am - 11:20 am **Workshop Session #5**

5A. Wait a Minute: Slowing Down Criminal Activity Eviction Cases to Find the Truth

Lawrence McDonough, Dorsey and Whitney, LLP (moderator); Fred Fuchs, Texas RioGrande Legal Aid; Mac McCreight, Greater Boston Legal Services

Defending evictions claiming criminal activity in public and subsidized housing remains mysterious and complicated to many legal services attorneys. The decision in *Department of Housing and Urban Development v. Rucker*, 122 S. Ct. 1230 (2002), led many to believe that tenants facing such claims have no choice but to move. To the contrary, tenants have many available defenses from federal, state and local law which are easy to overlook. We will discuss the required eviction elements for each program and relevant defenses, using examples to aid in issue spotting, and efforts at federal, state, and local levels to develop more appropriate eviction policies.

**5B. The Proposed AFFH Rule: Lessons and Strategies from the Statewide
Analysis of Impediments Process**

Renee Williams, National Housing Law Project (moderator); Navneet Grewal, Western Center on Law & Poverty; Melissa Morris, Public Interest Law Firm, Law Foundation of Silicon Valley; Madison Sloan, Texas Appleseed

HUD's proposed rule attempts to provide a structured process for HUD program participants to meet their obligation to affirmatively further fair housing. While the proposed rule was issued in July 2013, the duty to affirmatively further fair housing has been a long-standing responsibility. The proposed rule encourages regionalized approaches to assessing fair housing needs, and replaces the current analysis of impediments to fair housing choice (AI) with a new planning tool called the Assessment of Fair Housing (AFH). With the proposed rule's emphasis on community participation, effective advocate involvement in the AFH process is essential. This panel will discuss the lessons learned from engaging in a statewide AI process, and how those experiences can provide guidance to advocates seeking to impact successfully the AFH.

5C. Increasing and Protecting Affordable Housing along Transit Corridors

Fernando Gaytan, Legal Aid Foundation of Los Angeles (moderator); Gregory Countess, Maryland Legal Aid Bureau; KeAndra Dodds, Western Center on Law & Poverty; Mike Rawson, Public Interest Law Project; Tim Thompson, Housing Preservation Project

The increasing emphasis on expanding mass transit in many urban areas creates both opportunities to more effectively connect low-income households to jobs, education and other services, but also threats of displacement as many of these transit corridors experience gentrification. Advocacy to expand affordable housing along these corridors, and to preserve what exists, is needed at the state, regional, corridor-wide, and local-station area levels, to ensure outcomes that benefit low-income households. Panelists will describe the work that they are doing and discuss strategies for preservation and production of affordable housing oriented around transit.

5D. Tax Reform for Affordable Housing: National Housing Trust Fund and Renters' Tax Credit

Gloria Bruce, East Bay Housing Organizations; Linda Couch, National Low Income Housing Coalition; Barbara Sard, Center on Budget and Policy Priorities

Tax reform remains a constant point of emphasis for the 113th Congress, and will likely be a top priority for legislators this fall. This workshop will provide overviews of current proposals to modify federal tax law to the benefit of low-income renters. The United for Homes campaign proposes to modify the mortgage interest deduction to generate revenue that would be dedicated to the National Housing Trust Fund. A proposed Renters' Tax Credit to be administered by states through public/private partnership with property owners and lenders will also be presented. The workshop will explore key strategies for local advocates who want to be involved in the passage and implementation of these tax reforms.

11:30am - 1:30 pm

Luncheon

Champion of Justice Award: Congresswoman Nancy Pelosi

Keynote Speaker: The Honorable Thelton E. Henderson

1:40 pm - 2:55 pm Workshop Session #6

6A. RD/RHS Single Family Direct and Guaranteed Home Loans: Foreclosure Mitigation and Servicing

Gideon Anders, National Housing Law Project

This workshop will discuss the latest foreclosure mitigation practices with respect to the RD/RHS single family direct and guaranteed home loan programs. It will also review the RD/RHS post-default and foreclosure loan collection practices.

6B. Reasonable Accommodations: Overview and Best Practices

Deborah Thrope, National Housing Law Project (moderator); Jeremy Bergstrom, Sargent Shriver National Center on Poverty Law; Denise McGranahan, Legal Aid Foundation of Los Angeles; Tamara Parker, Legal Aid Society of Columbus

Fair housing laws protect individuals that experience disabilities from discrimination and require housing providers to provide reasonable accommodations to tenants. This workshop will provide an overview of the law and the elements of a reasonable accommodation request. Using interactive hypothetical scenarios, panelists will discuss common issues that arise when requesting reasonable accommodations and best practices in resolving these often complex and sensitive cases.

6C. Enforcing Federal Housing Rights: Just the Basics

James Grow, National Housing Law Project (moderator); Jack Cann, Housing Preservation Project; Kent Qian, National Housing Law Project

This workshop will review the most important legal and practical issues surrounding the judicial enforcement of various federal housing laws, regulations and subregulatory issuances. Providing a basic primer for advocates with little or no direct experience litigating these issues, we will cover implied rights of action, Section 1983 and Administrative Procedure Act claims, utilizing recent cases, laws and common fact situations to illustrate challenges and strategies. Participants will learn useful lessons for cases and claims raising these issues.

6D. Effective Advocacy with HUD and Public Housing Authorities

Catherine Bishop, National Housing Law Project (moderator); Judith Liben, Mass Law Reform Institute; Barbara Sard, Center on Budget and Policy Priorities; Laura Tuggle, Southeast Louisiana Legal Services

Achieving policy changes through administrative advocacy with HUD or a PHA has positive benefits for a broad range of program participants. Learn from those who worked at the highest levels within HUD and with a local PHA how to do this work most effectively. What influences the decision makers, how to present the best case and what can be done to get the most rapid response? Panelists will discuss strategies such as using the media, letters and meetings and threats of litigation.

3:05 pm - 4:20 pm Workshop Session #7

7A. Representing and Advocating for Tenants Impacted by Foreclosure: Best Practices

Leah Simon-Weisberg, Tenants Together (moderator); Stefanie Balandis, Greater Boston Legal Services; Jeremy Bergstrom, Sargent Shriver National Center on Poverty Law; Dean Preston, Tenants Together

This panel will explore the common problems faced by tenants in California and Illinois caused by foreclosure. Panelists will share best practices from their state as well as unresolved challenges they have faced. The panel will then discuss issues that they see on the horizon and potential solutions. Audience members will be encouraged to share their local jurisdictions' experience with foreclosure.

7B. Strategies for Difficult Reasonable Accommodation Cases: Direct Threat, Bully Breeds, and More

Deborah Thrope, National Housing Law Project (moderator); Veronica Carbajal, Texas RioGrande Legal Aid; Kim Pederson, Mental Health Advocacy Project, Law Foundation of Silicon Valley

Fair housing laws protect disabled tenants and require landlords to provide reasonable accommodations in housing. This workshop will provide a forum to discuss challenging issues in reasonable accommodation cases including the "direct threat" exception and requests for tenants to have bully breeds as assistance animals. Best practices will be shared by panelists as well as strategies to maintain litigation posture, while engaging in the interactive process.

7C. Using the False Claims Act in a Legal Services Context

Jeffrey M. Hearne, Legal Services of Greater Miami, Inc.; Tamara Parker, Legal Aid Society of Columbus

After *Anti-Discrimination Center v. Westchester County*, plaintiff-side civil rights lawyers are paying renewed attention to the False Claims Act as a vehicle for enforcing non-discrimination laws and other statutory/regulatory protections for low-income people. The False Claim Act is also a tool to enforce affordable rent in federally subsidized housing programs. If Section 8 voucher or project-based landlords impose "side payments" in any form, including mandatory fees for non-essential services that are not included in the rent approved by the PHA, then they are charging an illegal "side payment" under the False Claim Act. Advocates who develop evidence from sources that have not previously been publicly disclosed may be able to bring False Claims Act litigation in service of civil rights objectives or to provide relief in Section 8 "side payment" cases. This workshop will discuss the application of the False Claims Act to changing systems that disadvantage clients.

7D. State and Local Affordable Housing Initiatives

Marcia Rosen, National Housing Law Project (moderator); Mike Rawson, Public Interest Law Project; Wendy Sullivan, Attorney and Planning Consultant; Tim Thompson, Housing Preservation Project

As the federal government continues to withdraw from funding affordable housing, the pressure increases on local and state governments to be part of the solution to the affordable housing crisis. In recent years, advocates have worked to promote a progressive housing agenda, and state and local governments have addressed the challenge in multiple ways. This workshop will describe strategies and highlight the role of advocates.

4:30 pm - 5:45 pm **Workshop Session #8**

8A. RD/RHS Multifamily Housing Programs - Representing Residents in Evictions, Subsidy Reductions and Preservation Transactions

Gideon Anders, National Housing Law Project

This workshop will focus on the reduction in Rental Assistance subsidies that RD/RHS is imposing on owners as a result of sequestration and budget reductions and the impacts those reductions have on residents. It will also focus on the impact of Rental Assistance reductions on the preservation of RD/RHS multi-family rental housing inventory. Lastly, it will focus on representing residents in evictions for RD/RHS multifamily rental housing.

8B. National Origin and Fair Housing: Challenging Housing-Related Policies Based on Immigration and Limited English Proficiency

Ilene Jacobs, California Rural Legal Assistance (moderator); Scott Chang, Relman, Dane & Colfax; Renee Williams, National Housing Law Project

The increasing Latino and Asian populations throughout the county have created new opportunities for housing-related advocacy and litigation. This workshop will address some of the unique issues that arise when representing Latinos, Asians and other national origin groups in housing-related litigation and advocacy. The workshop will review the provisions of the fair housing laws related to national origin, discuss fair housing decisions related to immigration, Limited English Proficiency (LEP) and farmworkers, address LEP requirements for housing receiving federal financial assistance, examine several litigated cases as case studies and discuss housing-related policies, practices and decisions based on national origin that could be challenged under fair housing laws.

8C. Foreclosure Defense for Homeowners

Kent Qian, National Housing Law Project

This session provides an overview of basic claims and defenses that a homeowner may raise in foreclosure, including defenses such as standing, claims for fraud, claims based upon the Truth In Lending Act and the Real Estate Settlement Procedures Act. We will also cover new defenses such as the newly enacted dual-tracking protections in the CFPB servicing rules and various state laws.

8D. Aging in Place - Jeopardy Style

Julie Nepveu, AARP Foundation Litigation

Test your knowledge of disability rights laws, including the Fair Housing Act, The Americans with Disabilities Act and the Rehabilitation Act of 1973, which can help older people age in place. Discuss advocacy opportunities and share your successes to ensure your community is ready to be home for an aging population. No money prizes, but correct answers will be rewarded with chocolate!