

2015 National Meeting of the  
**HOUSING JUSTICE NETWORK**



**DECEMBER 11-12, 2015 • OAKLAND, CALIFORNIA**

**Special Pre-Conference Training Day Thursday, December 10**





The 2015 National Meeting of the Housing Justice Network moves to the vibrant city of Oakland, with colorful and diverse neighborhoods that include bustling Chinatown, edgy West Oakland and its iconic ports, the urban oasis that is Lake Merritt and the hipster enclaves of Temescal. Longtime home of social justice movements and pioneering solutions, the City of Oakland launched plans in 2015 to answer its biggest challenge yet: defining the path to an affordable home for all.

## SCHEDULE

### THURSDAY DECEMBER 10

Pre-Conference  
One-Day Training:  
Federal Housing Programs  
for New Practitioners  
Downtown Oakland Marriott  
Breakfast/Registration 7:30-8am  
Sessions run 8 am - 6 pm

### FRIDAY DECEMBER 11

2015 HJN National Meeting  
Day 1  
Downtown Oakland Marriott  
Breakfast/Registration 8:00 am  
Sessions run 9 am to 6 pm  
  
HJN Welcoming Reception  
Downtown Oakland Marriott  
Skyline Room, 6:30 pm

### SATURDAY DECEMBER 12

2015 HJN National Meeting  
Day 2  
Downtown Oakland Marriott  
Sessions run 8:30 am to 5 pm

# 2015 HJN NATIONAL MEETING

## Oakland, CA

**FRIDAY, DECEMBER 11 • 9:00 AM – 6 PM**

**SATURDAY, DECEMBER 12 • 8:30 AM – 5 PM**

The 2015 National Meeting of the Housing Justice Network will be a dynamic two-day event, bringing together low-income housing allies from across the nation. Attendees will participate in sessions on current developments in the federal housing programs, discuss strategies for representing the interests of low-income residents, and exchange ideas on litigating, advocating, and organizing.

The meeting will be a tremendous opportunity to build our collective capacity to advance housing justice for low-income households across America.



## Meeting Highlights

### **WORKSHOPS ON CURRENT HOUSING ISSUES**

- Climate change
- Energy
- Aging in place
- Ending the criminalization of homelessness and promoting the right to housing
- VAWA 2013 implementation
- Getting ready to implement the new National Housing Trust Fund

### **WORKSHOPS ON FAIR HOUSING AND HOUSING OPPORTUNITY**

- AFFH: using past lessons to guide future implementation
- Disparate impact in a post-Inclusive Communities Project world
- Language access rights for federally subsidized tenants
- Using racial justice advocacy to increase housing opportunity
- Housing and disability civil rights practice
- Reasonable accommodations in housing
- Challenging barriers to subsidized housing for people with criminal records
- Regional planning & inclusionary housing
- Civil rights best practices in the LIHTC program
- Developing an effective housing mobility program

### **WORKSHOPS ON PREVENTING EVICTIONS AND DISPLACEMENT**

- Slowing down criminal activity eviction cases to find the truth
- Local nuisance and crime-free ordinances: litigation and advocacy strategies
- Renters' rights in foreclosed properties
- Innovative approaches to preserving project-based Section 8 housing

### **WORKSHOPS ON VOUCHERS AND PUBLIC HOUSING**

- Voucher utilization and local success rates
- State laws and local ordinances prohibiting discrimination against Section 8 voucher holders
- Rental Assistance Demonstration - securing enforceable rights for tenants

### **WORKSHOPS ON REPRESENTING AND ADVOCATING FOR YOUR CLIENTS**

- Right to counsel in housing cases
- Policy advocacy for legal services staff
- How to litigate against housing authorities
- LIHTC advocacy efforts

## PRE-CONFERENCE ONE-DAY TRAINING:

# FEDERAL HOUSING PROGRAMS FOR NEW PRACTITIONERS

THURSDAY, DECEMBER 10, 2015 • 8 AM – 6 PM

Registration and Continental Breakfast at 7:30 am

This substantive full-day training provides a comprehensive overview of the federal housing programs. Designed for advocates with limited housing experience, it will help prepare training attendees for the more advanced curriculum of the HJN National Meeting. Solid foundational learning will be provided by powerhouse housing attorneys and veteran trainers: Fred Fuchs of Texas RioGrande Legal Aid, James “Mac” McCreight of Greater Boston Legal Services, Larry McDonough of Dorsey & Whitney, and Deb Thrope of National Housing Law Project.

## Training Highlights

### **PUBLIC HOUSING AND VOUCHER PROGRAMS**

This session provides an overview of the key features of the public housing and voucher programs, including statutory and regulatory authority, rent determinations, the public housing agency planning process, and current issues.

### **HUD-SUBSIDIZED & RURAL DEVELOPMENT PROGRAMS**

This session provides an overview of the key features of the HUD-subsidized, Rural Development, and Low Income Housing Tax Credit programs, including use restrictions, finding this housing in your community, tips for determining what kind of housing is involved, and rent determinations.



### **ADMISSIONS**

This session covers the rights of tenants who are applying to federally subsidized housing, including the evolution of tenant selection and hearing requirements in the public housing, voucher, and multifamily housing programs, residency requirements and preferences, categorical exclusions, Section 8 screening, fair housing challenges to admissions policies or practices, criminal history screening, and screening of proposed additions to the household and remaining family members.

### **EVICCTIONS AND TERMINATIONS**

This session covers the rights of tenants who are facing evictions or subsidy terminations in federally subsidized housing, including statutory and regulatory authority, grounds for eviction or termination, evictions or terminations premised on criminal activity, notice requirements, hearing requirements, and other procedural protections.

## Training Discount Available

NHLP provides a discounted rate for attending both the Pre-Conference Training and National HJN Meeting and additional discount is available to programs that send more than one attendee to these events! See the Registration Form on page 10 for more information.

## SPECIAL EVENTS

### **JOIN US THURSDAY NIGHT TO CELEBRATE HJN 2015 AT A CHINESE BANQUET IN OAKLAND'S CHINATOWN**

Thursday, December 10, 2015 • 7 pm

Enjoy a sumptuous feast in Oakland's Chinatown with NHLP's resident gourmet and staff attorney, Kent Qian. Just a short walk from our conference hotel, Peony Seafood Restaurant will treat HJNers to a wide variety of their delicious signature dishes. Reserve your spot at the banquet tables with your registration. (extra fee \$25/person).

### **FRIDAY NIGHT WELCOME RECEPTION**

Friday, December 11, 2015 • 6:30 pm

Please join your conference hosts, the NHLP staff, for a welcoming reception at the Skyline Room, a special spot offering panoramic views of Oakland at the top floor of our conference hotel. Presentation of the David B. Bryson and the Housing Justice awards, and a special unveiling, announcing the first group of names remembered on the new HJN Honor Roll.

### **WALKING TOUR OAKLAND AFFORDABLE HOUSING FRIDAY AFTERNOON**

Join affordable housing residents, advocates and developers for a walking tour of Oakland's affordable homes. East Bay Housing Organizations will provide an overview of how affordable housing has played a role in downtown Oakland's community development, from design to services to organizing.

### **ROUNDTABLE DISCUSSIONS**

Sit down with colleagues for a focused discussion on front burner housing issues. Table topics listed on your HJN registration form.

## SPECIAL PLENARIES

### **A NEW ERA OF FAIR HOUSING:**

#### **DISPARATE IMPACT AND THE OBLIGATION TO AFFIRMATIVELY FURTHER FAIR HOUSING**

Following two monumental developments in the fair housing landscape, the Supreme Court's ruling on disparate impact theory and the release of HUD's Affirmatively Furthering Fair Housing rule, the plenary panel will discuss the impact of these developments on the future of fair housing in the United States, and what all of this means for housing justice advocates.

#### **HOUSING AND ECONOMIC MOBILITY**

A growing body of research evidence finds that housing and neighborhoods can either block or expand people's access to opportunities for upward mobility. What existing policies or practices impede economic mobility? What changes to federal housing policies could promote it? A panel of housing policy experts will share the latest thinking on this issue.

# FEES



Registration fees include materials, training day and Friday lunches, morning and afternoon refreshments, and a welcoming reception on Friday, December 11.

New additional discounts are available for multiple attendees who come from the same organization or program. The more staff you send, the more you save!

	BY 11/16	AFTER 11/16	STUDENTS/ RESIDENTS
<b>Meeting + Training</b>			
1 attendee	\$650	\$775	\$580
2-5 attendees	\$625	\$750	\$555
6 or more attendees	\$575	\$700	\$530
<b>Meeting Only/December 11-12</b>			
1 attendee	\$525	\$625	\$450
2-5 attendees	\$500	\$600	\$425
6 or more attendees	\$475	\$575	\$400
<b>Training Only/December 10</b>			
1 attendee	\$300	\$375	\$250
2-5 attendees	\$275	\$350	\$225
6 or more attendees	\$250	\$325	\$200



## **Cancellation/Refund Policy**

To qualify for a refund less a \$50 handling fee, a written cancellation must be received by NHLP no later than November 30, 2015. No refunds will be given after that date.

## **Registration**

**The deadline for early registration is November 16, 2015.** You may register online at [www.nhlp.org](http://www.nhlp.org). Online registration is preferred, but a printable registration form for those who cannot register online is available on page 10. Mailed forms must be postmarked by November 16 to be eligible for discounts.

Register online at [www.nhlp.org](http://www.nhlp.org).

## LODGING

**The Oakland Marriott City Center**  
**1001 Broadway Oakland CA 94607**  
**Phone: (877) 901-6632**

National Housing Law Project has negotiated deeply discounted HJN conference room rates with our conference site, the Oakland Marriott City Center. The conference hotel is situated on Broadway, in the heart of downtown Oakland, directly on the BART line and the downtown free shuttle line, which travels from Jack London Square past the conference hotel to uptown Oakland. Hotel guests have easy access to all the amenities and restaurants on Broadway and the surrounding downtown.

**Make your reservations directly with the Oakland Marriott City Center and please reserve early! Rooms at the conference rate are limited and are available on a first-come, first-served basis through Thursday, November 19.**

- Group rate: \$159.00 per room, per night, plus tax, single/double occupancy
- Please book your reservations directly with the hotel online at <https://resweb.passkey.com/go/NationalHousingJusticeNet>
- To make reservations by phone, call toll-free (877) 901-6632 or local (800) 454-1719



## TRANSPORTATION

### **From San Francisco International Airport (SFO) via BART (Bay Area Rapid Transit)**

The most economical way to reach the conference hotel is the BART Train. To reach the HJN conference and hotel, **take any of the following eastbound trains—Richmond, Pittsburgh Bay Point or Concord—and exit the BART train at 12th Street Station.** The Marriott hotel is across the street from the 12th Street BART. The fare from SFO is \$8.25 and tickets are sold at the BART station.

#### **To help plan your trip:**

The SFO BART station is located at the International Terminal - G. The trip to downtown Oakland takes roughly an hour.

### **From Oakland International Airport (OAK) via BART**

To reach your conference hotel from OAK, you will first take the AirBART shuttle from Oakland International Airport to the Coliseum/Oakland Airport BART Station. From there, **board a Richmond train to the 12th Street BART station in downtown Oakland.** The Marriott hotel is across the street from the 12th Street BART. The fare from OAK is \$7.85 and tickets are sold at the OAK BART Station.

#### **To help plan your trip:**

The OAK BART station is located just across from the Terminal 1 Baggage claim. The trip to downtown Oakland takes about 20 minutes.



# MEET NHLP'S ATTORNEYS

The National Housing Law Project's staff attorneys are recognized experts on federal housing law with over 150 years of cumulative housing law experience. Each attorney will provide HJN Meeting attendees with training and information in areas of housing law of which they have specialized knowledge.



**Gideon Anders,  
Senior Staff Attorney**

Special expertise in rural rental housing and homeownership programs operated by the U.S. Department of Agriculture. A 2009 recipient of the Legal Aid

Association of California Award of Merit, which recognizes one attorney each year whose legal career exemplifies life-long commitment and distinguished accomplishments in serving California's low income residents.



**Jessie Cassella, Staff Attorney,  
Ralph Abascal Fellow**

Joined NHLP recently as a Ralph Abascal Fellow sponsored by US Hastings College of the Law. Focuses on public housing, preservation, and San Francisco's Rental

Assistance Demonstration program, working with local legal services, tenant leaders, and municipal government, toward the collective goal of creating a national model of best practices for the RAD program.



**Jim Grow, Deputy Director and  
Senior Staff Attorney**

A leading national expert on legal strategies and policies related to HUD housing preservation, HUD-subsidized multifamily housing, HUD troubled properties, Low Income Housing Tax Credits program, and utility and energy issues. A 2015 recipient of the Legal Aid Association of California Award of Merit.



**Stephen Knight,  
Supervising Attorney**

Lead attorney for NHLP's Rental Assistance Demonstration (RAD) initiative, HUD's program designed to transform public housing; also focused on utility and energy issues, preservation of HUD-subsidized multifamily housing.



**Karlo Ng, Staff Attorney**

Lead attorney for NHLP's initiatives to improve housing security for survivors of domestic violence and sexual assault and a designated technical assistance provider to the Department of Justice to grantees of

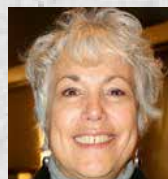
agency's Office on Violence Against Women. Special expertise on federal and state housing protections of survivors, fair housing law, and immigrant and LEP housing rights.



**Kent Qian,  
Staff Attorney**

Special expertise on rights of tenants and homeowners affected by foreclosure; a national expert on California's Homeowner Bill of Rights, the Protecting

Tenants at Foreclosure Act (PTFA), and HAMP. Also focuses on preservation and energy issues.



**Marcia Rosen,  
NHLP Executive Director**

Extensive executive experience in private and public agency management, community development, housing, and civil rights. Recipient of innumerable awards

and citations in the San Francisco Bay Area and California for outstanding leadership in affordable housing and social justice efforts, most recently honored by the Council of Community Housing Organizations.



**Deborah Thrope,  
Staff Attorney**

Special expertise includes the voucher and public housing programs, reasonable accommodations for people with disabilities and California-focused affordable

housing and tenants' rights issues. Editor of the upcoming 2016 Supplement to NHLP's HUD Housing Programs: Tenants Rights.



**Renee Williams,  
Staff Attorney**

Special focuses on fair housing issues, with emphasis on language access rights for persons with limited English proficiency and AFFH.





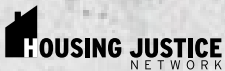
## ABOUT THE HOST ORGANIZATIONS



### **National Housing Law Project (NHLP)**

NHLP's exceptional leadership serves as a beacon for public interest housing attorneys who serve residents of the federally assisted housing programs. For 47 years, NHLP has worked to protect and preserve affordable housing, improve housing conditions, and expand access for all to decent and affordable homes. In communities throughout the country, NHLP partners with legal services attorneys, housing advocates, and tenant leaders to benefit low income renters, advancing their housing rights through litigation, technical assistance, and training.

NHLP's singularly expert attorneys' advocacy and litigation are supplemented by in-depth publications and thoughtful research. A Supplement update to NHLP's seminal work, *HUD Housing Programs: Tenants' Rights*, aka "The Green Book" will be released in 2016. In the policy arena, NHLP guides federal, state, and local policymakers in strategies aimed at improving our housing policies, provides influential commentary, suggests constructive changes to housing practices, and shapes ongoing developments in housing law.



### **Housing Justice Network (HJN)**

NHLP created the Housing Justice Network (HJN) in 1977 to unite and mobilize housing advocates and clients across the country. Today, HJN numbers more than 1,000 legal services attorneys and housing advocates. It is a unique and energetic forum where members consult each other on legal and technical housing questions; exchange information on policy developments, regulatory trends, and ongoing litigation; and coordinate efforts on legal, policy, and organizing fronts.

Members have the opportunity to join issue-specific working groups—such as Public Housing and Vouchers, Multifamily Housing, Voucher Utilization, RAD (Rental Assistance Demonstration), and Rural Preservation—which identify priorities, and build local and national strategies.

The HJN Meeting is open to non-members, but all registrants must meet HJN eligibility requirements by working in the public interest and on behalf of low-income residents. To apply for membership, please visit <http://nhlp.org/hjn-participation-form> and complete the HJN Participation Form.

# REGISTRATION

Register online at [www.nhlp.org](http://www.nhlp.org)

mail to NHLP, 703 Market St., Suite 2000, San Francisco, CA 94103

1

PERSONAL INFORMATION

NAME		NAME ON BADGE (IF DIFFERENT)	
ORGANIZATION			
MAILING ADDRESS			
CITY	STATE	ZIP	
PHONE	FAX		
EMAIL	ORGANIZATION'S WEB SITE		

Housing Experience:  years. What issues have you worked on? \_\_\_\_\_

I am an HJN member.     I would like to become an HJN member. Please email me an application form.

Do you require special arrangements? (Please attach a description)

access    visual    audio    vegetarian    other dietary

2

FEEES

	BEFORE 11/16	AFTER 11/16	CLIENT
<input type="radio"/> Federal Housing Program: One Day Training	\$ 300	\$ 375	\$ 250
<input type="radio"/> Housing Justice Network (HJN) Meeting Only	\$ 525	\$ 625	\$ 450
<input type="radio"/> One Day Training + HJN Meeting	\$ 650	\$ 775	\$ 580

**Cost above is for one attendee. See page 6 for multiple discount information.**

3

SPECIAL EVENTS

### CHINESE BANQUET    THURSDAY, DECEMBER 10    7-10PM    All Attendees \$25 per person

Peony Seafood Restaurant 388 9th Street Oakland, CA

Banquet Subtotal:

Number of Guests \_\_\_\_\_

\$

First & Last names of Guests \_\_\_\_\_

### HJN LUNCHEON FRIDAY, DECEMBER 11    12:00-1:30PM    Free for conference attendees

Marriott Oakland Convention Hall 1001 Broadway Oakland, CA

Guests are \$75 per person

Number of Guests \_\_\_\_\_

Per Guest Subtotal: \$

First & Last names of Guests \_\_\_\_\_

### HJN RECEPTION    FRIDAY, DECEMBER 11    6:30-8:30PM    Free for conference attendees

Marriott Oakland Convention Hall 1001 Broadway Oakland, CA

Guests are \$50 per person

Number of Guests \_\_\_\_\_

Per Guest Subtotal: \$

First & Last names of Guests \_\_\_\_\_

4

WORKSHOPS

**Please indicate the workshops you are planning to attend. Check approximately five below.** These selections do not commit you to any specific sessions but is only intended to aid us in planning space considerations for sessions we expect will be heavily attended.

**CURRENT HOUSING ISSUES**

- Climate change
- Energy
- Aging in place
- Ending the criminalization of homelessness and promoting the right to housing
- VAWA 2013 implementation
- Getting ready to implement the new National Housing Trust Fund

**FAIR HOUSING AND HOUSING OPPORTUNITY**

- AFFH: using past lessons to guide future implementation
- Disparate impact in a post-Inclusive Communities Project world
- Language access rights for federally subsidized tenants
- Using racial justice advocacy to increase housing opportunity
- Housing and disability civil rights practice
- Reasonable accommodations in housing
- Challenging barriers to subsidized housing for people with criminal records
- Regional planning & inclusionary housing
- Civil rights best practices in the LIHTC program
- Developing an effective housing mobility program

**PREVENTING EVICTIONS AND DISPLACEMENT**

- Slowing down criminal activity eviction cases to find the truth
- Local nuisance and crime-free ordinances: litigation and advocacy strategies
- Renters' rights in foreclosed properties
- Innovative approaches to preserving project-based Section 8 housing

**VOUCHERS AND PUBLIC HOUSING**

- Voucher utilization and local success rates
- State laws and local ordinances prohibiting discrimination against Section 8 voucher holders
- Rental Assistance Demonstration - securing enforceable rights for tenants

**REPRESENTING AND ADVOCATING FOR YOUR CLIENTS**

- Right to counsel in housing cases
- Policy advocacy for legal services staff
- How to litigate against housing authorities
- LIHTC advocacy efforts

5

PAYMENT

**If using a credit card, payment must be included at the time of registration. Check or money order payments may be mailed separately.**

- This payment covers more than one registration. I have attached a registration form for each paid attendee. My payment is based on a discount for \_\_\_\_\_ attendees.
- I've enclosed a check for \$  made payable to National Housing Law Project.
- Please bill my  Mastercard  Visa for \$

CARD NUMBER

EXP. DATE (MONTH/YEAR)

NAME OF CARDHOLDER

AUTHORIZED SIGNATURE

BILLING ADDRESS (REQUIRED FOR CREDIT CARD ORDERS)

CITY

STATE

ZIP