

# SHELTER FROM THE STORM

2017 National Meeting of the  
HOUSING JUSTICE NETWORK

**OCTOBER 12-14, 2017 • WASHINGTON D.C.**



# SHELTER FROM THE STORM

## The 2017 National Meeting of the Housing Justice Network



In 1977, NHLP joined with a band of 30 legal services housing attorneys to form LALSHAC (Loose Association of Legal Services Housing Advocates and Clients), since changed to the Housing Justice Network (HJN) in 2002. From the original group of 30, the HJN's membership has grown to over 1,100 housing advocates, who remain committed to improving housing access for disadvantaged communities and helping low income families have a safe, decent place to call home.

Over the past forty years, NHLP and HJN members have pushed forward, over changing administrations, in times of budget cuts and restoration, and through the introduction and withdrawal of various program models for housing our nation's poor. Always, low income families seeking better housing opportunity and the stability of "home" have found champions in the attorneys of the Housing Justice Network. In the most difficult times, legal services provide access to justice and a path to shelter from the storm.

Please join your conference host, NHLP, and the Housing Justice Network in the nation's capital October 12-14 as we examine current challenges and opportunities in our nation's housing landscape and identify strategies that continue to move housing justice forward.

## MEETING OVERVIEW

### THURSDAY OCTOBER 12

Washington Court Hotel

#### Pre-Conference Training Part Two

#### RAISING THE ROOF: ADVOCACY IN ACTION

Registration and Continental  
Breakfast at 7:45 am.

Interactive Training with Experienced  
HJN Advocates

Session runs from 8:30 to 2:30 pm.

#### HJN Meeting opens

Registration at 2:00 PM

#### HJN ISSUES AND STRATEGIES:

Roundtables and Listening Sessions  
Session runs from 3:00 to 5:30

#### HJN MIXER

Starts at 6:30pm.  
Food and drink provided.  
Venue to be announced.

### FRIDAY OCTOBER 13

Washington Court Hotel

#### HJN WORKSHIPS AND PLENARY

Registration and Continental  
Breakfast at 8:00am

Sessions run from 8:30 to 5:30pm

#### HJN AWARDS AND RECEPTION

6:00-8:00pm

### SATURDAY OCTOBER 14

Washington Court Hotel

#### HJN WORKSHIPS AND PLENARY

Continental breakfast at 8:00am  
Sessions run from 8:30 to 12:45pm  
Luncheon and Plenary 1:00 to 3pm



# NHLP's New and Improved Comprehensive Training: Federal Housing Programs for New Practitioners

## **NOW IN TWO PARTS:**

### **ONLINE PRE-CONFERENCE WEBINAR AND IN-PERSON ADVANCED TRAINING**

NHLP's restructured federal housing training provides two opportunities to learn with the nation's top experts on the programs. An expert team of housing advocates will provide a comprehensive overview of the federal housing programs over three 90-minute webinar sessions on September 19 as Part One of the program. Part Two is a live session at the HJN Meeting in Washington D.C. where NHLP will be joined by a team of HJN experts, each one a highly-experienced housing attorney, to explore past the basics and engage in interactive learning.

#### **Part One: Laying the Foundation: Federal Housing Programs 101 Live Webinars - One Day, Three Modules**

**Date/time: Tuesday September 19 from 9am to 1pm  
Pacific Time**

**Online access information and training materials will be provided separately after payment of registration.**

#### **Trainers:**

Ed Johnson of Oregon Law Center  
Mark Schwartz of Regional Legal Housing Services (PA)  
and NHLP Attorneys Gideon Anders, Renee Williams,  
Jessie Cassella, and Deb Thrope

**Description:** The on-line component of the HJN new advocate training will provide an introduction to the major federal housing programs including public housing, vouchers, HUD multifamily, low-income housing tax credits, and the rural housing programs. The webinar will be geared towards new advocates or attorneys who desire to refresh their technical knowledge of the field. The training will be divided into four segments, with one optional Anytime Podcast on the USDA's rural housing to be viewed at the convenience of the participants. Materials will be provided in advance of the training. **Note:** This is the precursor to the in-person training that will take place at the HJN conference.

#### **Part Two: Raising the Roof: Advocacy in Action**

**Date/time: Thursday, October 12, 8:30am-2:30pm-  
Registration and Continental Breakfast  
begins at 7:45**

**Location: Washington Court Hotel**

#### **The HJN Trainers:**

Kara Brodfuehrer, National Housing Law Project  
Eric Dunn, Virginia Poverty Law Center  
Fred Fuchs, Texas RioGrande Legal Aid  
Navneet Grewal, Western Center on Law & Poverty (CA)  
Jeff Hearne, Miami Legal Services  
James "Mac" McCreight, Greater Boston Legal Services  
Lucy Newman, The Legal Aid Society (NY)  
Rasheedah Phillips, Community Legal Services (PA)  
Deborah Thrope, National Housing Law Project

After learning the fundamentals of the federal housing programs, advocates will have an opportunity to apply their newly learned skills during a fun and interactive training. Participants will take a deeper dive into the material with the help of national housing law experts from around the country and work through complex problems related to evictions, admissions, and the preservation of subsidized housing. The exercises will replicate real-world issues advocates will face while representing tenants in the federal housing programs. Participants will walk away with a foundation of knowledge that they can bring back to their local communities.



# SHELTER FROM THE STORM

## The 2017 National Meeting of the Housing Justice Network

The 2017 National Meeting of the Housing Justice Network will be a dynamic two and a half 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, share ideas on litigating, advocating, and organizing, and gain new insights and perspectives from thought-provoking panelists and plenary speakers.

The meeting will be a tremendous opportunity to build the collective capacity and renewed spirit of the HJN to do what it has always done: provide a path to shelter from the storm for low-income households across America.

### Thursday, October 12

3:00-5:30pm

#### Examining Front Burner Issues and Strategies

Roundtables and listening sessions

- RAD
- DV and Housing TA Consortium listening session
- Gentrification and displacement/community lawyering
- Rent control, just cause victories, post-foreclosure evictions
- Language Access
- Future of public housing
- Coalition-based advocacy related to criminal record/local reentry

### Friday and Saturday, October 13 and 14

First session starts at 8:30am Friday, last session Saturday ends at 3:00pm

#### Meeting Highlights

##### WORKSHOPS ON CURRENT HOUSING ISSUES

- Protecting tenant privacy under an anti-immigrant Administration
- Preserving LIHTC affordability against early release from income and rent restrictions
- Using lessons learned to prepare for the Moving to Work Demonstration expansion
- Advancing advocacy issues in the Low-Income Housing Tax Credit program
- Challenging eviction rent deposit requirements
- The latest on the Violence Against Women Act's enforcement and implementation



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

- Protecting LGBT people from housing discrimination
- Lessons learned from implementing the AFFH rule and the future of AFFH
- Accessible housing for individuals with disabilities
- Language access rights for tenants
- Challenging housing barriers for individuals with criminal records
- Advocacy strategies for federally assisted tenants exposed to environmental hazards
- Recent developments and enforcement strategies to combat nuisance and crime-free laws

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

- Challenging Section 8 voucher terminations in court
- Rent control and just cause victories
- Combatting lead and mold in housing
- Innovative approaches to preserving project-based Section 8 housing
- Right to counsel in housing cases
- Criminalization of homelessness and protecting the human rights of homeless persons
- State and local policy and litigation strategies to combat displacement of low-income communities

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

- How to address HUD's Fair Market Rent (FMR) problem
- What advocates need to know before and after RAD conversions
- The future of public housing





## SPECIAL EVENTS

### **Front Burner Issues and Strategies**

**Thursday afternoon, 3:30 to 5pm at the Washington Court Hotel**

Sit down with colleagues in roundtables and listening sessions for focused discussions on the prominent housing issues facing our clients; identify priorities and advocacy strategies.

### **HJN in the House! Welcome Mixer**

**Thursday, Starts at 6:30, Location to be announced.**

Welcome new members to our Housing Justice Network and reunite with old friends. Hors d'oeuvres, bar food and drink provided.

### **HJN Reception and Awards Night**

**Friday night at 6:00 to 8:00pm at the Washington Court Hotel**

Please join your conference hosts, the NHLP staff, as we celebrate the 40<sup>th</sup> anniversary of the HJN and recognize the work of two special housing leaders with the David B. Bryson and Housing Justice Awards.

## PLENARIES

### **Richard Rothstein: A Forgotten History of How our Government Segregated America**

**Friday, 9 to 10:30am**

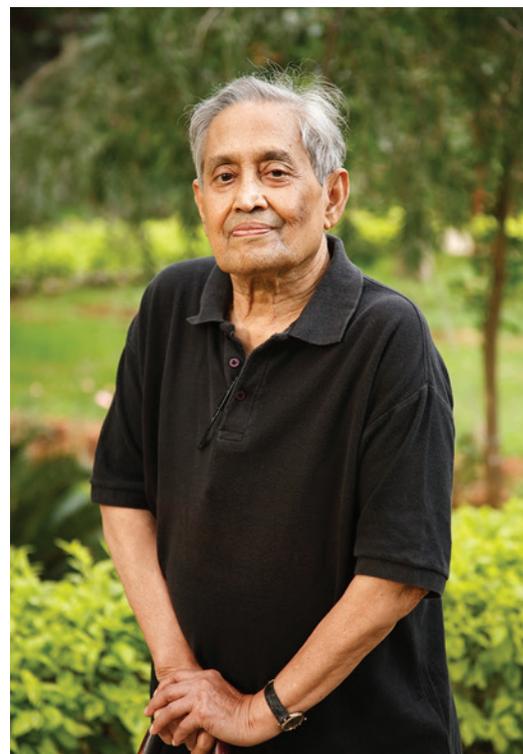
Richard Rothstein is a research associate of the Economic Policy Institute and a fellow at the Thurgood Marshall Institute of the NAACP Legal Defense Fund and of the Haas Institute at the University of California at Berkeley. He is the author of *The Color of Law: A Forgotten History of How our Government Segregated America* and will speak to our HJN Meeting attendees about the history of de jure housing segregation in the United States.

**Other Special Guests and Speakers to Come  
Watch for our announcements!**

# FEES

	BY 9/15	AFTER 9/15	STUDENTS/ RESIDENTS
<b>HJN Meeting + 2-Part Training</b>			
1 attendee	\$650	\$775	\$580
2-5 attendees	\$625	\$750	\$555
6 or more attendees	\$575	\$700	\$530
<b>HJN Meeting Only/October 12-14</b>			
1 attendee	\$525	\$625	\$450
2-5 attendees	\$500	\$600	\$425
6 or more attendees	\$475	\$575	\$400
<b>2-Part Training Only/Online and October 12</b>			
1 attendee	\$300	\$375	\$250
2-5 attendees	\$275	\$350	\$225
6 or more attendees	\$250	\$325	\$200

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



## **HJN Meeting Only Registration Includes:**

- HJN Mixer, Thursday night
- HJN Issues and Strategies, Thursday Afternoon 3:00 to 5:30
- Continental Breakfasts, Friday and Saturday
- HJN Reception and Awards, Friday night
- HJN Workshops and Plenaries, Friday and Saturday
- HJN Luncheon Plenary, Saturday

## **HJN Meeting and 2-Part Housing Training ALSO Includes:**

- Live online training webinar September 19 in three modules, plus a “listen anytime” rural housing podcast
- Six-hour Interactive Advanced Training with the HJN All Stars, Thursday
- Continental breakfast and lunch buffet, Thursday

## **Cancellation/Refund Policy**

To qualify for a refund less a \$50 handling fee, a written cancellation must be received by NHLP not later September 29, 2017. No refunds will be given after that date.

## **Registration**

**Early registration and discount deadline is Monday, September 11.** You may register online at [www.nhlp.org](http://www.nhlp.org). Online registration is preferred but a printable registration for those needing to register by mail is available [here](#). Mailed forms must be postmarked by September 11 to be eligible for discounts.

**Questions on your registration?** Email Wendy Mahoney at [wmahoney@nhlp.org](mailto:wmahoney@nhlp.org)



## LODGING

**Washington Court Hotel**  
**525 New Jersey Avenue, NW, Washington, D.C. 20001**  
**800.321.3010 or 202.628.2100**

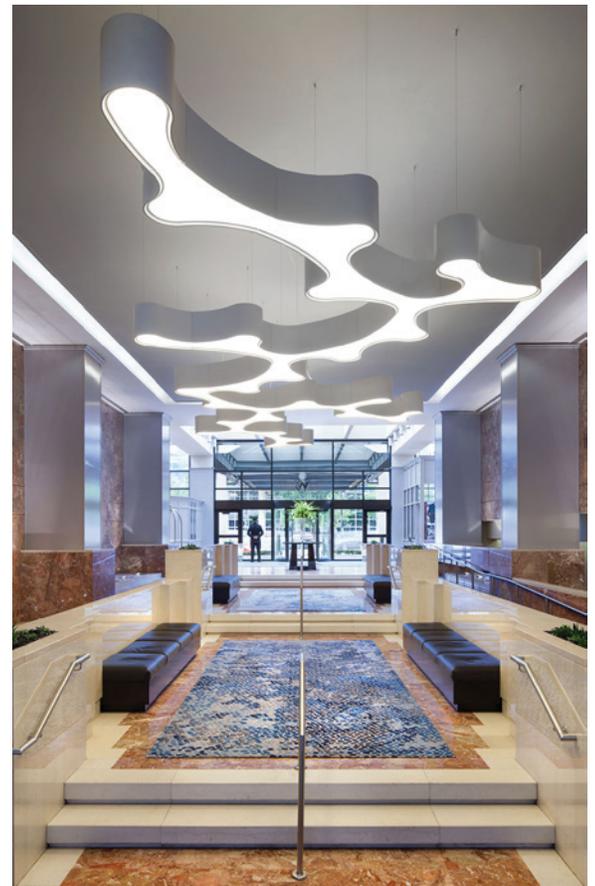
NHLP has negotiated deeply discounted HJN room rates at our meeting site, the Washington Court Hotel. The conference hotel is located in the Capitol Hill neighborhood, a five-minute walk to the U.S. Capitol Building and the National Mall and is just two blocks away from an array of shopping, dining and entertainment options. Washington Court Hotel is a union hotel.

Washington Court Hotel is the site for the interactive housing training and the HJN workshops. **Please book online at [HJNMeeting](#)** or call the hotel directly to make reservations.

Mention that you are attending the NHLP Housing Justice Network conference to receive a conference room rate of \$209. Rate is single/double occupancy plus tax.

**Please make your reservations early! Rooms at the conference rate are limited and are available on a first-come, first-served basis [through September 15, 2017](#).**

**Online hotel booking** at [HJNMeeting](#)



# MEET THE NHLP ATTORNEYS

The National Housing Law Project's staff attorneys are recognized experts on federal housing law and the housing challenges intrinsically embedded in the struggles of families who face poverty and racism. Together, the NHLP attorneys will share over 150 years of cumulative housing law experience and their specialized expertise with attendees of the trainings and workshops of the HJN National Meeting.



**Gideon Anders**  
**Senior Staff Attorney**

Special expertise in rural rental housing and homeownership programs operated by the U.S. Department of Agriculture developed over five decades, primarily at the National Housing Law Project. A

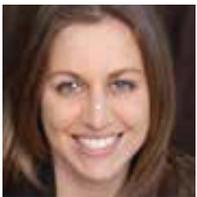
2009 recipient of the Legal Aid Association of California Award of Merit, which recognizes life-long commitment and distinguished accomplishments in serving the state's low income residents.



**Kara Brodfuehrer**  
**Staff Attorney**

A recent and welcome addition to the NHLP staff, Special expertise includes reasonable accommodations for people with disabilities, tenants' rights issues in California, fair housing issues with

regards to land use and persons with disabilities, and the Low-Income Housing Tax Credit Program.



**Jessie Cassella**  
**Staff Attorney**

Expertise in HUD's Rental Assistance Demonstration (RAD) program, public housing, and affordable housing preservation. Singular experience working with housing advocates, city governments,

and residents toward the collective goal of creating and instituting models of best RAD practices, by providing all stakeholders a voice in the policies governing conversion to and operation of RAD.



**Jim Grow**  
**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, with over four decades of housing experience, mostly at the National Housing Law Project.



**Karlo Ng**  
**Supervising 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 U. S. Department of

Justice'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.



**Shamus Roller**  
**Executive Director**

A seasoned policy advocate and widely regarded housing leader, marking his first-year anniversary as NHLP's Executive Director in November.

Experienced in legislative advocacy, development of innovative strategies to expand access to affordable housing, the intersection of health and housing, and homelessness programs.



**Lisa Sitkin**  
**Staff Attorney**

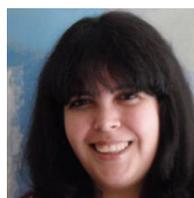
Special expertise in foreclosure prevention and the rights of homeowners, successors-in-interest and tenants in properties at risk of foreclosure.



**Deborah Thrope**  
**Supervising Attorney**

Special expertise includes federal housing assistance voucher program, access to housing for people leaving jail or prison, reasonable accommodations for people with disabilities and affordable

housing and tenants' rights issues in California.



**Renee Williams**  
**Staff Attorney**

Special expertise on fair housing issues, particularly as related to the Affirmatively Furthering Fair Housing Rule and Assessment of Fair Housing as well language access rights for persons

with limited English proficiency.

# ABOUT THE HOSTING 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. Marking its 50<sup>th</sup> anniversary in 2018, NHLP has worked for nearly five decades to protect and preserve affordable housing and expand the access to affordable homes for families in need of stable, decent housing. In communities throughout the country, NHLP partners with legal services attorneys, housing advocates, and tenant leaders to benefit low income people, advancing their housing rights through litigation, technical assistance, and training.

With over 150 years of housing law experience collectively, NHLP's attorney staff is considered national experts in the laws and policies that govern the federal housing programs. New initiative in recent years have expanded the scope of NHLP's expertise to fields of law that include foreclosure, domestic violence, reentry, and the housing rights of people with disabilities.

NHLP's advocacy and litigation programs are supplemented with in-depth publications and thoughtful research. NHLP will release the fifth edition of its seminal work, *HUD Housing Programs: Tenants' Rights in 2018*. The manual has served as housing attorneys' guide of choice and a critical resource supporting the field's representation of federally assisted tenants. 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.

## Happy 40<sup>th</sup> Anniversary! Housing Justice Network (HJN)



NHLP created the Housing Justice Network (HJN) in 1977 to unite and mobilize housing advocates and clients across the country. Forty years later, HJN numbers more than 1,100 advocates, attorneys, organizers, community activists, residents, and other allies. 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, Fair Housing, and RAD—which identify priorities, build local and national strategies, and advance housing justice for those most in need.

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, download an application form at [www.nhlp.org/housingnetwork](http://www.nhlp.org/housingnetwork) and fax your completed application to Wendy Mahoney at (415) 546-7007.

# 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 9/11	AFTER 9/11	STUDENT/RESIDENTS
<input type="radio"/> Two Part Federal Housing Program Training Only	\$ 300	\$ 375	\$ 250
<input type="radio"/> Housing Justice Network (HJN) Meeting Only	\$ 525	\$ 625	\$ 450
<input type="radio"/> Two Part Training + HJN Meeting	\$ 650	\$ 775	\$ 580

**Cost above is for one attendee. See page 7 for multiple discount information.**

3

SPECIAL EVENTS

**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 \_\_\_\_\_

**Questions?** Email Wendy Mahoney at [wmahoney@nhlp.org](mailto:wmahoney@nhlp.org)

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