

2015 Housing Justice Network Meeting Agenda

Oakland Marriott City Center
1001 Broadway Street, Oakland, California 94607

Friday, December 11, 2015

8:00 am - 8:30 am	Registration and Continental Breakfast	Junior Ballroom
8:30 am - 8:45 am	Welcome	Junior Ballroom
9:00 am - 10:20 am	Plenary #1: Housing and Economic Mobility	Junior Ballroom

Solomon Greene, Senior Fellow, Urban Institute (moderator)
Fred Blackwell, CEO, San Francisco Foundation
Carol Galante, Professor and Director, Terner Center for Housing Innovation, UC Berkeley
Barbara Sard, Vice President for Housing Policy, Center on Budget and Policy Priorities

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.

10:30 am - 11:50 am **Workshop Session #1**

1A. Nuts and Bolts of Litigating Against Housing Authorities - 210/211

Navneet K. Grewal, Western Center on Law and Poverty (moderator)
Eric Dunn, Northwest Justice Project
Ed Johnson, Oregon Law Center
Maria Palomares, Western Center on Law and Poverty

State court or federal? Do you have a private right of action? Should you get an injunction? How about attorneys' fees? Public housing authorities are responsible for administering federal programs that house millions of families and individuals who earn the lowest incomes in the nation. Litigating against those housing authorities can present a number of pitfalls and opportunities that advocates should be aware of. In addition to providing an overview of the law, presenters will review and engage in activities with attendees to help think through these issues and strategize together.

1B. Practical Application of the Reasonable Accommodation Defense in Evictions - 207

Kim Pederson, Law Foundation of Silicon Valley, Mental Health Advocacy Project (moderator)
Carolyn Gold, Justice and Diversity Center
Erin Katayama, Justice and Diversity Center, Homeless Advocacy Project

Failure to provide a reasonable accommodation (RA) is discrimination and an affirmative defense to an eviction action. This workshop will explore practical applications of the RA defense in unlawful detainer litigation including strategies that address the appropriate use of medical records, when to request a jury trial, and working with clients who do not identify as experiencing a disability. Panelists will also provide tips for trial such as the use of motions in limine. Sample trial documents will be included in the materials. Throughout the workshop, we will encourage participants to share their approaches to the RA defense.

1C. Rental Assistance Demonstration (RAD): Securing Tenants' Rights - 206

Stephen Knight, National Housing Law Project (moderator)
Jessica Cassella, National Housing Law Project
Thomas Davis, HUD
Irina Naduhovskaya, Bay Area Legal Aid
Rasheedah Phillips, Community Legal Services of Philadelphia

Congress enacted the Rental Assistance Demonstration in 2012 to preserve and improve public housing. Under RAD, public housing authorities (PHAs) may convert public housing to the Section 8 program, through either project-based vouchers or project-based rental assistance, and leverage private resources. RAD seeks to create public-private partnerships that use a private sector approach to financing and property management, while maintaining tenants' rights and deep affordability of publicly assisted housing. Unlike previous HUD programs that displaced residents, under RAD, all public housing tenants are guaranteed the right to remain. This workshop will give an overview of RAD from a practical perspective and include on-the-ground presentations from jurisdictions around the country that are being impacted by this rapidly-growing HUD program.

1D. Affordable Housing in an Era of Climate Change - 205

Frank G. Avellone, Lawyers' Committee for Better Housing (moderator)
Cathy Creswell, Creswell Consulting
Steven Fischbach, Rhode Island Legal Services
Amie Fishman, Non-Profit Housing Association of Northern California
Tim Thompson, Housing Justice Center

Climate-change highlights the environmentalist mantra that "all things are interconnected." However, few legal services housing attorneys see their advocacy work connected to climate change. This workshop will highlight the many ways a legal services housing law practice can positively impact environmental conditions that can accelerate climate change. For example, the creation and preservation of affordable housing in sustainable, resilient neighborhoods that are well served by public transportation systems, food systems, and employment opportunities not only improves the lives of our clients, but, also, can contribute to lower greenhouse gas emissions and produce other environmental benefits to our clients and the planet.

12:00 pm - 1:30 pm Luncheon Junior Ballroom
Keynote Speaker: Dr. Antwi Akom

1:40 am - 3:00 pm Roundtables, Working Groups & Housing Tour

Protecting Residents of Rural Development Rental Housing Programs from Displacement due to Prepayments, Maturing Mortgages, Exhaustion of Rental Assistance, and Voucher Funding - 205

Gideon Anders, National Housing Law Project
Tim Thompson, Housing Justice Center

RD rental and farm labor housing programs face critical short- and long-term issues that will decimate the programs and displace hundreds of thousands of households unless they are dealt with promptly. This workshop will focus on these issues and discuss what can be done to protect low- and

very-low-income residents of the housing, nearly 60 percent of which are elderly or households headed by a person with a disability.

Rent Control and Just Cause for Eviction Laws: An Important Tool that Your Community Can Use to Address the Housing Crisis - 205

Aimee Inglis, Tenants Together
Melissa Morris, Law Foundation of Silicon Valley
Daniel Saver, Community Legal Services in East Palo Alto
Leah Simon-Weisberg, Tenants Together

Housing costs have exploded all over California and throughout the United States. Rent Control and Just Cause Eviction Ordinances are cost-free tools for addressing the housing crisis. This workshop will provide the basics of rent control and just cause evictions so that advocates may consider whether it is a solution for their community. Attorneys who have working directly with communities fighting for Rent Control and Just Cause Eviction Ordinances will provide war stories, best practices and an opportunity for attendees to discuss and pose questions.

Roundtable with HUD on the Rental Assistance Demonstration Project (RAD) - 206

Thomas Davis, HUD
Stephen Knight, National Housing Law Project

This roundtable will give advocates an opportunity to share information with HUD regarding the progress of RAD conversions in their communities.

Reentry Roundtable: Exploring Advocacy Strategies for Reducing Criminal Records Barriers - 207

Adam Poe, Bay Area Legal Aid
Marie Claire Tran-Leung, Sargent Shriver National Center on Poverty Law

At a time when the country is starting to embrace the idea of ending mass incarceration and becoming smart, rather than tough, on crime, advocates are looking to new strategies for improving access to affordable housing for people with criminal records. Although litigation is a critical tool, the time and expense has caused many advocates to look to other ways to secure housing rights for this population. This roundtable will start with a short presentation about some of those strategies, such as collaborating with PHAs, other housing providers, and others in the reentry community around innovative programs; advocating at the local level for greater fair housing protections; and targeting Low Income Housing Tax Credit properties to improve their policies. Following the presentation will be a discussion among attendees on the viability of such strategies in their jurisdictions; additional ideas for improving access; and a plan for organizing on a national level to ensure that momentum on this issue continues to move forward.

Crowdsourcing Law Change: Help Improve Arkansas Landlord-Tenant Law - 211

Jason Auer, Legal Aid of Arkansas
Quincey Ross, Center for Arkansas Legal Services

Kim is the single mother of three children who found herself living in an apartment with no functioning heat, mold hidden under fresh paint throughout the unit, and a sewage leak in her backyard that would flood throughout the first floor during heavy rains. Although tenants filed numerous complaints with code enforcement, the landlord has not made significant repairs and no

relief is in sight. If Kim lived in another state, filing a habitability claim would allow her to seek repairs or lease rescission. But Kim lives in Arkansas, the last state with no warranty of habitability. Arkansas is also the only state that makes a tenant's act of not vacating after failing to pay rent a jailable offense. In 2015, proposed bills that would have repealed this "criminal eviction" law and enacted a warranty of habitability were unanimously voted down in committee. Arkansas has a biennial legislative session, so legislation cannot be proposed again until 2017.

Arkansas advocates need your help! Support and input from national advocates have allowed us to develop a litigation strategy to challenge our criminal eviction laws, resulting in lower court decisions that have halted the practice in nearly half the state, and we are hoping to get similar input on how to best challenge the absence of a habitability law. This active legal problem solving session will harness the collective expertise and brainpower of participants to develop litigation strategies to assist Arkansan tenants. Participants will be asked to share strategies that they have used to improve the landlord tenant laws in their state. Participants will also be asked to develop innovative strategies for seeking relief in the absence of a warranty of habitability. Your idea may be the solution that will transform Arkansas's laws and bring relief to tenants statewide!

The Local Green Book: Why Every State Should Develop Local Versions of the NHLP Green Book for Public and Private Tenant Representation - 211

Fred Fuchs, Texas Rio Grande Legal Aid
Peter M. Iskin, Legal Aid Society of Cleveland
Mac McCreight, Greater Boston Legal Services
Lawrence McDonough, Dorsey and Whitney

The Green Book has been an amazing resource for tenant advocates around the country. While it took a lot of work to develop and maintain it, its benefit to practitioners in an area of law that moves so quickly cannot be overstated. Advocates in a number of states have developed local law resources of similar local value. Some are in print while others are on the intranet, and some are free and others make money for legal aid programs. Some states have not developed these materials, and they are the poorer for it. We will discuss how different programs have developed, maintained, and used their local versions of The Green Book.

Protecting Surviving Spouses of Reverse Mortgage Holders from Foreclosure - 210

Julie Nepveu, AARP Foundation Litigation

Reverse mortgages may allow people to draw down the equity in their homes so they have enough to live on as they age, but there is a significant risk that reverse mortgagors will face foreclosure for a variety of reasons. We will discuss how to protect reverse mortgagors from foreclosure upon the death of a non-borrowing spouse, tax default, and based on allegations of non-occupancy, and recent HUD guidance on these topics.

California Reasonable Accommodation Working Group - 210

Deborah Thrope, National Housing Law Project

The California Reasonable Accommodation Working Group consists of housing and disability rights advocates working on reasonable accommodation issues throughout the state. NHLP hosts a monthly call which provides an opportunity for participants to discuss case strategies and emerging issues in reasonable accommodation law. Please join us for the working group's first in-person meeting where we will identify focus areas for the coming year. All advocates are welcome.

MTW Working Group - meet in front of Twelvebar Lounge, 2nd Floor

There are currently 39 public housing agencies (PHAs) involved in the Moving to Work Demonstration Program. The program provides flexibility to PHAs in administering federal housing programs. Unfortunately, many PHAs have used their MTW status to implement policies that are harmful to tenants. This working group will provide an opportunity for advocates from MTW jurisdictions to discuss issues related to the demonstration program including the impending MTW contract extensions and the proposed expansion of the MTW program.

Oakland Affordable Housing Walking Tour - meet at Registration Table outside Junior Ballroom

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.

3:10 pm - 4:30 pm Workshop Session #2

2A. Local Nuisance and Crime Free Ordinances: Advocacy and Litigation Strategies - 206

Sandra Park, ACLU Women's Rights Project (moderator)
Gretchen Arnold, St. Louis University
Kate Walz, Sargent Shriver National Center on Poverty Law

This workshop will explore strategies for investigating and challenging local ordinances that penalize landlords and tenants for calls to the police or criminal conduct occurring at the property. These local ordinances - often called nuisance, crime-free, or disorderly behavior ordinances - are proliferating around the country and can undermine the safety and housing rights of tenants, including survivors of domestic violence, people living with disabilities, and people of color. Recent advocacy efforts have included lawsuits and HUD complaints against municipalities that enforce these ordinances and the enactment of state legislation preempting these ordinances. The panelists will discuss the impact of these ordinances and the use of litigation, state and local advocacy, open records requests, engagement with HUD, and collaborative partnerships between domestic violence, housing, and civil rights advocacy organizations and others to push for reform.

2B. Using Racial Justice Advocacy to Increase Housing Opportunity - 210/211

Gillian Sonnad, Central California Legal Services (moderator)
Navneet Grewal, Western Center on Law and Poverty
Jacki Langum, Legal Services of Eastern Missouri
Natalie N. Maxwell, Community Legal Services of Mid-Florida

In this workshop, attorneys from the national Racial Justice Training Institute will examine racial justice advocacy tools and their application to Housing Justice issues. Poverty and race are inextricably linked. In a colorblind practice, advocates may pursue housing policies that do not close the vast chasms that separate people from opportunity along racial/ethnic lines. This workshop will focus on the importance of using racial justice advocacy to increase housing opportunity for low-income clients. The racial justice community in legal services has developed several tools that insure that issues of racial/ethnic discrimination are examined and that race conscious policies and remedies are pursued. The workshop will also provide case studies of racial justice advocacy strategies that have been successfully used by housing advocates. While the tools were developed to

address the serious disparities that exist along racial/ethnic lines, the tools can also be applied to gender and LGBTQ issues in housing.

2C. Energy Improvements and Utility Allowances - 205

Kent Qian, National Housing Law Project (moderator)

Merf Ehrman, Columbia Legal Services

Maria Stamas, Natural Resources Defense Council

HUD spends over \$9 billion a year on utilities for low-income families, and tenants in HUD-assisted properties spend as much as 21% of their income on utilities (the average Californian spends less than 5%). Millions of dollars have been allocated to fund new and continuing renewable energy programs. These programs can provide housing stability for tenants by driving down energy costs, but only if implemented properly. However, thoughtful implementation is necessary to ensure that tenants receive benefits from energy retrofits and are provided with reasonable utility allowances. This workshop will outline recent developments and discuss how to assist tenants in the process.

2D. Understanding and Improving Local Voucher Utilization and Success Rates - 207

David Levin, Legal Aid of Marin (moderator)

Shirley Gibson, Legal Aid Society of San Mateo

Barbara Sard, Center on Budget and Policy Priorities

Advocates are all too aware that even after waiting years to obtain a voucher, many families are forced to return their voucher because they can't find a place to live before the expiration of the search term. As a result, PHAs experience low "success" rates (or, high "turn-back" rates). Some of these PHAs, however, have high "voucher utilization" rates, as published by HUD. How can we reconcile these two concepts and how are they related? How can advocates encourage PHAs to improve both utilization and success rates and why is this important? In what ways are PHAs' goals aligned with tenant advocates? This workshop aims to answer these questions and deepen participants' understanding of utilization and success rates including obtaining and interpreting data for each. Panelists will focus on PHA incentives to improve utilization and success rates as well as practical strategies for advocating with your local PHA.

4:40 pm - 6:00 pm Workshop Session #3

3A. Challenging Admissions Barriers to Housing for People with Criminal Records - 210/211

Marie Claire Tran-Leung, Sargent Shriver National Center on Poverty Law (moderator)

Fred Fuchs, Texas RioGrande Legal Aid

Ryann Moran, Cabrini Green Legal Aid

John Relman, Relman, Dane & Colfax

A criminal record is often a barrier to obtaining housing both in the federally subsidized programs and on the private rental market, despite the fact that HUD has encouraged federally subsidized housing providers to use their discretion to admit applicants with criminal records. This workshop will introduce attendees to the scope of the problem facing this population; provide tools for practitioners representing applicants at the individual level, such as challenging the record and providing mitigating evidence; and examine new ways to challenge criminal records admissions policies, particularly by using the Low Income Housing Tax Credit (LIHTC) Land Use Restrictive Agreement (LURA) as well as the Fair Housing Act to challenge unreasonable screening practices.

3B. Regional Planning and Inclusionary Zoning: Strategies for Breaching the Barricades to Opportunity and Combating Displacement - 206

Michael Rawson, Public Interest Law Project (moderator)

Nico Calavita, San Diego State University (retired)

Tim Thompson, Housing Justice Center

The Supreme Court's long overdue recognition of implicit bias as barrier to equal housing opportunity in Texas Department of Housing and Community Affairs v. Inclusive Communities Project finally places justified emphasis and focus on "zoning laws and other housing restrictions that function unfairly to exclude minorities from certain neighborhoods without any sufficient justification." At the same time, a housing market on steroids daily displaces persons of color and lower-income households from neighborhoods of opportunity. This workshop will cover two significant tools to counter these forces underlying entrenched segregated housing patterns and lack of affordable housing. Panelist will update folks on legal developments and critical research and provide examples of successes of advocacy in these areas.

3C. Renters' Rights in Foreclosed Properties - 205

Tristia Bauman, National Law Center on Homelessness and Poverty (moderator)

Linda Couch, National Low Income Housing Coalition

Kent Qian, National Housing Law Project

In the wake of the foreclosure crisis, millions of renters in foreclosed properties became homeless or at-risk of homelessness through no response of their own. To assist these renters in maintaining their housing stability, Congress enacted the Protecting Tenants at Foreclosure Act (PTFA) of 2009, which provided unprecedented protections. But, that federal law expired at the end of 2014, and only a small number of U.S. states provide a similar scope of rights to renters who remain vulnerable to abrupt evictions under state law. This workshop will discuss ongoing problems faced by renters in foreclosed properties, and efforts at the federal level to make the PTFA permanent law. This workshop will also discuss successful legislative efforts to protect renters at the state and local levels, and highlight advocacy strategies that may be used by renters' advocates across the country.

3D. Beyond the Smoke-Filled Room: Policy Advocacy for Legal Services - 207

Melissa Morris, Law Foundation of Silicon Valley (moderator)

Steve Fischbach, Rhode Island Legal Services

Anya Lawler, Western Center on Law and Poverty

Rasheedah Phillips, Community Legal Services of Philadelphia

This workshop will explore the ways in which legal services staff can advocate for policies that benefit their clients at the state, local, and federal level. Whether strengthening tenant protections at the state level, influencing policy at the local PHA, or establishing new funding sources for affordable housing, legislative and regulatory advocacy can be an important tool for advancing the rights of our clients. Using examples from the field, panelists will explore advocacy strategies, including power-mapping, coalition-building, and responding effectively to opposition. Panelists will also explore some of the practical considerations for legal services organizations undertaking policy advocacy, including LSC restrictions and the challenge of prioritizing policy advocacy in the direct services setting.

6:30pm

Cocktail Reception and Presentations of the David B. Bryson Lifetime Achievement Award, the Housing Justice Award, and Housing Heroes - The Skyline Room

processes; and administrative and legal challenges to failures to comply with fair housing and other civil rights obligations attached to public funds, to increase housing choice in higher opportunity areas, preserve affordable housing in gentrifying areas, and mitigate the economic, social, educational, and health effects of segregation on high-poverty racially and ethnically concentrated communities. We will use case studies, including collaborative work between advocacy and organizing groups in Texas and legal strategies to preserve and expand affordable housing in Minnesota, to illustrate innovative approaches to fair housing issues, and to set out practical strategies that can be applied across issues and communities.

4C. Housing and Disability Civil Rights Practice: the New Landscape - 206

Susan Ann Silverstein, AARP Foundation Litigation
Kim Swain, Disability Rights California

In this workshop marking the 25th anniversary of Cason v. Rochester Housing Authority and the Americans with Disabilities Act, we will be updating disability and fair housing advocacy to cover the new terrain of housing issues. This will include housing where services are provided, 25 years of "capable of independent living," and where potential Fair Housing violations are occurring and how to address them. We will address the relevance of Medicaid Waivers and Home and Community Based Services rules, what you need to know about Olmstead litigation, and HUD's new guidance. Issues will be discussed in the context of litigation, community planning, affirmatively furthering fair housing, and other enforcement and creative civil rights enhancement.

4D. Low Income Housing Tax Credits 101 - 207

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

The Low-Income Housing Tax Credit ("LIHTC") program is the largest affordable multi-family housing program in the country. LIHTC, as opposed to most other affordable housing programs which HJN members deal with, is a tax program controlled for the most part by the Treasury/IRS and state tax credit allocating agencies. The section of the Internal Revenue Code ("Code") dealing with LIHTC, 20 pages, is the longest single section of the Code. The goal of this workshop is to give HJN members an understanding of LIHTC program basics so that they are better prepared to participate in LIHTC advocacy efforts.

11:25 am - 12:40 pm Workshop Session #5

5A. Wait a Minute: Slowing Down Criminal Activity Eviction Cases to Find the Truth - 207

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. Disparate Impact and Fair Housing Enforcement
Post-Inclusive Communities Project - 210/211**

Ilene Jacobs, California Rural Legal Assistance (moderator)
Scott Chang, Relman, Dane & Colfax
Susan Ann Silverstein, AARP Foundation Litigation

For decades, disparate impact theory under the Fair Housing Act has been a powerful weapon to combat discriminatory housing practices where intent is not present or immediately obvious. In June 2015, disparate impact survived an existential threat at the U.S. Supreme Court. Justice Kennedy's opinion in Texas Department of Housing and Community Affairs v. Inclusive Communities Project affirmed the validity of disparate impact, as the Court acknowledged that this theory is "consistent with the FHA's central purpose." This workshop, intended to be interactive, will examine the decision itself, discuss its immediate impact, and include a conversation with the audience about the future of disparate impact litigation post-*ICP*.

5C. Low Income Housing Tax Credit Advocacy - 206

Mark Schwartz, Regional Housing Services (moderator)
Megan Haberle, Poverty & Race Research Action Council
Ed Johnson, Oregon Law Center
Abigail Staudt, Legal Aid Society of Cleveland

This session is recommended for those who have a basic understanding of the Low-Income Housing Tax Credit Program ("LIHTC"). For those with a limited understanding of LIHTC, the LIHTC Basics workshop is suggested prior to attendance. This session will focus on current advocacy efforts concerning LIHTC, with particular attention to LIHTC siting issues, the recent Supreme Court decision dealing with disparate impact and the Texas LIHTC program, QAP advocacy efforts in Ohio, Maryland, and Pennsylvania. As time permits, there will be updates on LIHTC implementation matters including good cause eviction, restrictive covenants, displacement, VAWA, etc.

5D. Innovative Approaches to Preserving Project-based Section 8 Housing - 205

Sheyda Joolharzadeh, Legal Aid Foundation of Los Angeles (moderator)
Jack Cann, Housing Justice Center
Adam Cowing, Public Counsel
Natalie Minev, Legal Aid Foundation of Los Angeles
Kate Walz, Sargent Shriver National Center on Poverty Law

This workshop will cover several current affordable housing preservation issues and strategies, including community lawyering strategies under the nationwide VISTA Affordable Housing Preservation Project (VAHPP), HUD's new policy to permit transfers of project-based Section 8 contracts, and long-standing problems concerning HUD's position permitting owners to opt-out upon refinancing of HFA-financed properties and gaps in enhanced voucher protections.

12:50 pm - 2:05 pm Lunch on Your Own

Optional Meet-up: Housing States of Emergency - 210/211

Ed Johnson, Oregon Law Center (facilitator)

Los Angeles, Portland, Seattle, and the State of Hawaii have all declared States of Emergency around the lack of affordable housing and increasing numbers of homeless people in their communities. The Mayor of Seattle said recently, "More than 45 people have died on the streets of the city of Seattle this year and nearly 3,000 children in Seattle Public Schools are homeless." These declarations have led to increased funding for shelter, affordable housing and enforcement of tenant protections. Some jurisdictions have also taken steps to increase tenant protections and remove barriers to developing shelter and affordable housing. Come find out what is happening around the country and what you might do to spark similar efforts in your community.

2:15 pm - 3:30 pm Workshop Session #6

6A. Right to Counsel in Housing Cases - 206

John Pollock, National Coalition for a Civil Right to Counsel (moderator)
Neal Dudovitz, Neighborhood Legal Services of Los Angeles County
Mairi McKeever, Bar Association of San Francisco
Clare Pastore, University of Southern California - Gould School of Law
Gary Smith, Legal Services of Northern California

In 2006, the American Bar Association urged the states to provide a right to counsel in housing cases because it is a "basic human need," but no state has done so. However, with California and Massachusetts investing millions in research on the subject, New York City seriously considering legislation that would provide such a right, and advocates in several states debating litigation, the issue has come to the forefront. This panel will examine efforts already underway and in the pipeline, discuss the legal framework for a constitutional challenge, explore how a right to counsel can play a role in federal or state housing legislation, and examine what a right to counsel in housing cases might look like.

6B. Developing an Effective Mobility Program - 205

Demetria McCain, Inclusive Communities Project, Inc.
Barbara Samuels, ACLU of Maryland
Philip Tegeler, Poverty & Race Research Action Council

In two recent studies, Professor Raj Chetty and his colleagues found substantial increases in adult income levels and long term educational attainments for children who move to and grow up in lower-poverty communities - especially where children stay in these neighborhoods for a substantial period of time. This research builds on Moving to Opportunity research that found substantial health benefits for women and girls who move to low-poverty neighborhoods, as well as ongoing educational research on the benefits of school integration for low-income children. These research findings also highlight the unmet potential of the Housing Choice Voucher program, and the urgency of expanding housing mobility programs to help low-income families with children move to safer neighborhoods and better schools. Legal services advocates have been at the forefront of this work for decades, helping to establish many of housing mobility programs around the country. Unfortunately, few of these original programs remain today. This workshop will summarize this new research, and cover all aspects of the development, funding, and administration of an effective housing mobility program designed to assist Housing Choice Voucher families who choose to move from high-poverty to low-

poverty neighborhoods. The workshop will describe existing program models, best practices, and funding sources, and will also cover federal and local PHA reforms that are important to augment housing mobility programs - including portability reform, application of exception payment standards and Small Area FMRs, and improved landlord outreach and expanded search times.

6C. VAWA 2013: Update on Implementation and Enforcement - 210/211

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

This workshop will provide an update on the federal agencies' efforts to implement VAWA 2013's housing provisions as well as discuss strategies on how advocates have worked with housing providers and local agencies to implement VAWA 2013 in their areas. The session will also cover developments on the enforcement of federal housing protections for survivors of domestic violence, sexual assault, dating violence, and stalking. Further, participants will have an opportunity to raise questions and discuss major issues pertaining to VAWA 2013 and its implementation.

6D. Enforcing Language Access Rights in Housing - 207

Renee Williams, National Housing Law Project (moderator)
Ilene Jacobs, California Rural Legal Assistance, Inc.
Marielle Macher, Community Justice Project

Limited English proficiency can pose significant barriers for tenants who seek safe, decent, and affordable housing. This panel focuses on enforcement of the housing rights of limited English proficient tenants and applicants, primarily through Title VI and the Fair Housing Act. Panelists will discuss recent HUD enforcement regarding limited English proficiency, including recent HUD discrimination charges and settlements reached with housing providers.

3:40 pm - 4:55 pm Workshop Session #7

7A. State Laws and Local Ordinances Prohibiting Voucher Discrimination - 210/211

Fred Fuchs, Texas RioGrande Legal Aid (moderator)
Jeffrey M. Hearne, Legal Services of Greater Miami, Inc.
Denise McGranahan, Legal Aid Foundation of Los Angeles
John VanLandingham, Lane County Legal Aid & Advocacy Center

In order to affirmatively further fair housing, to give persons with Section 8 Housing Choice Vouchers more opportunity to live in better neighborhoods, and to generally promote housing justice, housing advocates have been urging local governmental entities and states to enact ordinances or laws prohibiting landlords from discriminating against persons with vouchers. Apartment associations and some individual landlords have generally fiercely resisted such ordinances or laws through both the legislative and judicial process. This workshop will describe the experience of advocates in four different jurisdictions - Santa Monica, California; Miami, Florida; Austin, Texas; and the state of Oregon - and provide advocacy suggestions.

7B. Getting Ready to Implement the New National Housing Trust Fund - 206

Ed Gramlich, National Low Income Housing Coalition

Residents, advocates, and affordable housing developers need to be ready to shape implementation of the National Housing Trust Fund (NHTF), a new federal block grant to states for building, rehabbing, preserving, and operating (primarily) rental housing for extremely low income people. The workshop provides a basic description of the NHTF, including: intended beneficiaries, how it is to function, eligible activities, and the role of the state, residents, advocates, and nonprofit developers. It is crucial that advocates be involved in shaping the NHTF Allocation Plan in order to impact their state's approach to this new resource.

7C. Combating Gentrification: Where Do We Go from Here? - 207

Frank G. Avellone, Lawyers' Committee for Better Housing

Steven Fischbach, Rhode Island Legal Services

Dan Harper, Tenants Together

Gentrification, the displacement of low-income residents and community institutions that serve those residents by higher-income residents, is a problem that is national in scope but very local in terms of housing market dynamics. This workshop will be conducted as a moderated discussion led by three facilitators, with the goals of creating a HJN Gentrification Work Group and identifying issues for the new work group to address. Starting with a brief presentation on the importance of lawyers working in concert with community residents and client groups to address gentrification, the moderated discussion will address various topics such as litigation strategies to address gentrification; rent control; preserving public and subsidized housing units in areas experiencing gentrification pressures; the utilization of Section 8 vouchers as an anti-displacement strategy in gentrifying communities; tenant ownership; acquiring foreclosed and other properties through land trusts; inclusionary zoning; and legislative and other non-litigation strategies to address gentrification.

7D. Aging in Place: Jeopardy Style - 205

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!