Reception to Follow
Hosted by Open Communities Alliance

Stop by the Welcome Table on your way to get one complimentary drink!

Liberty Sponsor

Equity Sponsors

Opportunity Everywhere:
Affirmatively Furthering Fair Housing to Transform Communities
June 9, 2016
Agenda

9:30  Registration and Coffee

10:00 Welcome and Overview
  • Welcome – Bethany Berger, University of Connecticut School of Law
  • Collaboration and the Affirmatively Furthering Rule – Regional Administrator Jim Reed, U.S. Department of Housing and Urban Development
  • What is the New Rule? – Michael Allen, Relman, Dane, and Colfax

10:50 How Neighborhood Affects the Lives of Low Income Families – Housing and Beyond
  • Introduction – Erin Boggs, Open Communities Alliance
  • The Current State of the Research – Ann Owens, University of Southern California

11:30 BREAK

11:40 The Importance of Engagement and AFFH Case Studies
  • Introduction & Evolution of the Rule – Anika Singh Lemar, Yale Law School
  • Designing an Engagement Strategy – Philip Tegeler, Poverty and Race Research Action Council
  • The AFFH Rule as a Tool for Educational Equity – Assistant Secretary Tanya Clay House, U.S. Department of Education
  • Transportation Equity Case Study – Ajmel Quereshi, NAACP Legal Defense Fund

1:00 LUNCH

1:45 Using Mapping to Support Advocacy
  • Introduction – Erin Kemple, Connecticut Fair Housing Center
  • Jason Reece, Kirwan Institute for the Study of Race and Ethnicity

2:35 BREAK

2:45 Breakout Sessions By Topic
  • Affordable and Supportive Housing in Higher Opportunity Areas & Displacement Protections – Davis Courtroom
  • Health, Environmental Justice and Transportation Equity – Starr 112
  • Affirmatively Furthering Fair Housing to Advance Education Equity – Koskoff, Koskoff, & Bieder Courtroom
  • Affirmatively Furthering Fair Housing in State and Regional Planning – Starr 225

3:45 BREAK

4:00 Keynote Speech – Affirmatively Furthering Fair Housing: The Opportunity to Make Wrong Right
  • Introduction, Philip Tegeler, PRRAC
  • Betsy Julian, Inclusive Communities Project

5:00 Open Communities Alliance Reception
Jeffrey Sussman, Program Compliance Branch Chief, U.S. Department of Housing and Urban Development

Mr. Sussman is the Program Compliance Branch Chief with HUD’s Office of Fair Housing and Equal Opportunity in Boston, Massachusetts. In this role, he is tasked with monitoring recipients of federal funds throughout New England for compliance with civil rights laws and regulations, including the obligation to affirmatively furthering fair housing. He has been in his current role since July of 2012. Previously, he was an Equal Opportunity Specialist with the Boston and Hartford fair housing offices. He first became interested in fair housing issues while working toward his law degree at Loyola University Chicago.

Philip Tegeler, Executive Director, Poverty and Race Research Action Council

Mr. Tegeler is the Executive Director of Poverty & Race Research Action Council, a civil rights policy organization based in Washington, DC. PRRAC’s mission is to promote research-based advocacy on structural inequality issues, with a specific focus on the causes and consequences of housing and school segregation. Mr. Tegeler has written extensively on the application of civil rights law to federal housing and education policy, including “The ‘Compelling Government Interest’ in School Diversity: Rebuilding the Case for an Affirmative Government Role,” *University of Michigan Journal of Law Reform* (August 2014) and “Affirmatively Furthering Fair Housing at HUD: A First Term Report Card,” *Journal of Affordable Housing & Community Development Law* (May 2013). Before coming to PRRAC, Mr. Tegeler worked as a staff attorney and legal director with the Connecticut ACLU, where he participated in litigation on fair housing, exclusionary zoning, school segregation, and criminal justice reform. Mr. Tegeler also served for three years on the clinical faculty at the University of Connecticut School of Law. He is a graduate of Harvard College and Columbia Law School.

Open Communities Alliance would like to recognize Zoe Chatfield, April Regan, and Dhara Shah for their hard work in helping to coordinate today’s event!

Breakout Sessions

Affordable and Supportive Housing in Higher Opportunity Areas & Displacement Protections

Learn about how the Affirmatively Furthering Fair Housing rule can advance efforts to ensure that affordable and supportive housing is available across regions, including in higher opportunity areas, and protect against involuntary displacement in areas that are revitalizing. This session will include a detailed look at new HUD data, case studies from elsewhere in the country, and highlights from work in Connecticut.

- Erin Kemple, Connecticut Fair Housing Center (Moderator)
- Michael Allen, Relman, Dane, and Colfax
- Kathryn Shafer, Partnership for Strong Communities

Health, Environmental Justice, and Transportation Equity

This session will explore racial and other disparities in health, exposure to environmental hazards, and deficits in public transportation services. Panelists will discuss how the new Affirmatively Furthering Fair Housing rule, and civil rights laws more generally, can be used to address inequities in transit access and environmental justice. This session will include a review of HUD and other relevant data and a series of case studies.

- Amanda Kennedy, Southeastern Connecticut Council of Governments (Moderator)
- Scott Gaul, Hartford Foundation for Public Giving
- Ajmel Quereshi, NAACP Legal Defense Fund

Affirmatively Furthering Fair Housing to Advance Education Equity

Almost everywhere, housing policy is school policy and the Affirmatively Furthering Fair Housing rule creates new opportunities to connect housing and education in ways that produce positive outcomes in both arenas. Learn more about innovative approaches to spark real housing-education connections and positive changes. A new collaboration between the U.S. Departments of Education, Housing and Urban Development and Transportation will also be discussed.

- Subira Gordon, Connecticut Commission on Equity (Moderator)
- Philip Tegeler, Poverty and Race Research Action Council
- Assistant Secretary Tanya Clay House, U.S. Department of Education

Affirmatively Furthering Fair Housing in State and Regional Planning

Given the history of segregation, addressing current inequities on a state or regional basis is one of the best ways to affirmatively further fair housing. This panel will include an overview of why a broader geographic approach is so important, case studies on effective regional efforts, and aspects of the new rule that support regional collaboration.

- Susan Forward, U.S. Department of Housing and Urban Development (Moderator)
- Jason Reece, Kirwan Center for the Study of Race and Ethnicity
- Jennifer Erickson, Metropolitan Area Planning Council
- Jeffrey Sussman, U.S. Department of Housing and Urban Development
Keynote Speaker

Betsy Julian, Founder & Senior Counsel, Inclusive Communities Project
Ms. Julian is one of the primary architects of ICP's legal challenge to the state of Texas' allocations of Low Income Housing Tax Credits, which was decided in ICP's favor in June 2015 by the U.S. Supreme Court. From 1993 to 1996, Ms. Julian worked as Deputy General Counsel for Civil Rights & Litigation and later as Assistant Secretary for Fair Housing and Equal Opportunity, at the US Department of Housing and Urban Development. Her pre-HUD experience includes 20 years of practice of poverty and civil rights law in Texas, where she represented primarily low-income clients in cases involving housing discrimination, voting rights, municipal services discrimination and indigent health care. From 1988-90 she was executive director of Legal Services of North Texas, and helped found the Texas Lawyers' Committee for Civil Rights Under Law.

Jason Reece, Senior Associate Director, Kirwan Institute for the Study of Race and Ethnicity
Mr. Reece acts as an advisor and capacity builder to foundations, non-profits, community organizations and government agencies on issues related to community development, social equity in planning, civic engagement, GIS, and health equity. Mr. Reece was formerly the director of the Opportunity Communities Program at the Kirwan Institute and co-developed the opportunity mapping methodology with john a. powell, a methodology which has been adopted or utilized by dozens of non-profit, public sector, and philanthropic partners and the U.S. Department of Housing and Urban Development. Mr. Reece is a graduate of The Ohio State University and Miami University, and is currently completing his Ph.D. in City and Regional Planning at The Ohio State University, exploring the role of planning, regional policy and civic engagement in supporting social equity.

Jim Reed, Region I Regional Administrator, U.S. Department of Housing and Urban Development
Mr. Reed was sworn in on May 16, 2016 as HUD’s New England Regional Administrator. Mr. Reed serves as HUD’s chief liaison to state and local elected officials, congressional delegations, and other stakeholders throughout New England. He works closely with senior officials of other federal agencies to effectively leverage resources and implement Administration-wide initiatives. He also coordinates the delivery of HUD programmatic and financial support in housing, community and economic development to 265 housing authorities, 10 federally recognized tribes, 84 state, county and local governments and more than 600 projects serving the homeless in the region.

Kathryn Shafer, Deputy Policy Director, Partnership for Strong Communities
Ms. Shafer is responsible for researching, analyzing and offering housing policy recommendations to state, municipal and private agencies as well as working closely with the Partnership’s colleagues on issues ranging from supportive and affordable housing creation to community development strategies. She focuses much of her time on the HOMEConnecticut and Reaching Home Campaign. Ms. Shafer worked previously as the Development and Program Manager for the Women’s Institute for Housing and Economic Development. There, she guided all aspects of multifamily affordable, workforce and supportive housing development projects and programs located throughout rural, suburban and urban Connecticut, including those located in Incentive Housing Zones. Prior to that, Ms. Shafer was Project Manager for the New York City-based affordable housing developer Common Ground, where she supported the expansion of the agency’s Connecticut operations. Ms. Shafer is a graduate of Cornell University and Quinnipiac University School of Law.
Amanda Kennedy, Director of Special Projects, Southeastern Connecticut Council of Governments
At SCCOG, Ms. Kennedy is leading the development of the region's next long-term plan of conservation and development. She also provides staff support to the Southeastern Connecticut Housing Alliance. Prior to joining SCCOG, Ms. Kennedy was the Connecticut Director for Regional Plan Association, an independent non-profit advocating effective regional planning for the tri-state New York/New Jersey/Connecticut region. At RPA, Ms. Kennedy co-led the New York-Connecticut Sustainable Communities Consortium and published multiple policy reports supporting the expansion of transit and transit-oriented development in Connecticut. Ms. Kennedy received her Master of City and Regional Planning degree from the Edward J. Bloustein School at Rutgers University and her B.A. from Yale University.

Anika Singh Lemar, Clinical Associate Professor, Yale Law School
Professor Lemar teaches the Community and Economic Development clinic (CED), which provides transactional legal services to organizations seeking to advance economic opportunity. CED’s clients include affordable housing developers, community development financial institutions, fair housing advocates, neighborhood associations, farms and farmer’s markets. Professor Lemar frequently writes and speaks about land use law, fair housing, and local economic development strategies. While in law school, she helped to found Next City, a highly-regarded urban affairs publication. She is a graduate of Yale University and New York University School of Law.

Ann Owens, Assistant Professor, University of Southern California
Professor Owens received her PhD in Sociology and Social Policy from Harvard University. Professor Owens was a postdoctoral research fellow at the Center on Poverty and Inequality at Stanford University. Her research centers on the causes and consequences of social inequality, with a focus on urban neighborhoods, housing, education, and geographic and social mobility. Her research also examines how social policies cause or alleviate social inequalities. Professor Owens is a graduate of the University of Chicago and Harvard University.

Ajmel Quereshi, Assistant Counsel, NAACP Legal Defense Fund
Before joining LDF, Mr. Quereshi worked as Staff Counsel at the American Civil Liberties Union’s National Prison Project, where he litigated complex class action claims involving the United States’ most inhumane correctional facilities. He served as one of the lead counsel in Dockery v. Epps, challenging conditions at the East Mississippi Correctional Facility, and assisted in the representation of the Plaintiff class in Parsons v. Ryan, a statewide class action concerning the lack of health care and conditions of confinement in Arizona’s prisons. Mr. Quereshi previously co-directed the Civil Rights Clinic at Howard University School of Law, where he also taught courses in Torts and Federal Civil Rights. Mr. Quereshi is a graduate of the University of Minnesota Law School.

Conference Presenters, Panelists & Moderators
Michael Allen, Partner, Relman, Dane, and Colfax, PLLC
Mr. Allen is one of the foremost experts in the nation on affirmatively furthering fair housing (AFFH). He practices primarily in the area of civil rights litigation representing individuals and organizations in cases and matters under the Fair Housing Act and related civil rights laws. Mr. Allen has brought successful AFFH cases under the False Claims Act and through HUD administrative complaints to enforce that obligation. Prior to joining Relman, Dane & Colfax, Mr. Allen was Senior Staff Attorney at the Bazelon Center for Mental Health Law from 1995 to 2006, where he focused on civil rights policy development and litigation involving people with psychiatric disabilities. Mr. Allen was previously an attorney with Legal Services of Northern Virginia from 1985 to 1995, with a focus on representing low-income clients in housing litigation and policy advocacy. Mr. Allen is a graduate of Georgetown University and the University of Virginia School of Law.

Bethany Berger, Thomas F. Gallivan, Jr. Professor of Real Property Law, University of Connecticut School of Law
Professor Berger is a widely read scholar of Property Law and American Indian Law, and co-author of leading casebooks in both subjects. Her articles have appeared in the Michigan Law Review, California Law Review, UCLA Law Review, and the Duke Law Journal, among other publications, and have been discussed in many casebooks and edited collections as well as in briefs to the Supreme Court and testimony before Congress. Before entering academia, Professor Berger was Director of the Youth Law Project of DNA-People’s Legal Services on the Navajo and Hopi Reservations, and Managing Attorney at Advocates for Children of New York. Professor Berger is a graduate of Wesleyan University and Yale Law School.

Erin Boggs, Executive Director, Open Communities Alliance
Ms. Boggs has worked on issues of equity, particularly in the context of housing, for almost 20 years. After dedicating six years to a range of fair housing issues, such as the foreclosure crisis, the housing challenges faced by people with disabilities, and housing discrimination based on a range of characteristics such as the presence of children, the use of government housing subsidies, and race and ethnicity, Ms. Boggs recognized the need for an organization specifically focused on the intersection of inequality and geography. Prior to joining the Alliance, Ms. Boggs served in a range of roles including as Deputy Director of the Connecticut Fair Housing Center. While at the Center she spearheaded the organization’s work on opportunity and race. Ms. Boggs also worked for the CT American Civil Liberties Union as a Staff Attorney and Interim Legal Director and practiced law with a national antitrust firm. Ms. Boggs worked at the Harrison Institute for Public Law at Georgetown University Law School and at the Center for National Policy, both in Washington, D.C. Ms. Boggs is a graduate of Wesleyan University and Georgetown University School of Law.
Jennifer Erickson, Regional Planner and Equity Specialist, Metropolitan Area Planning Council
Ms. Erickson has worked at MAPC since 2009 and currently staffs and manages several projects in the areas of community visioning, transit-oriented development, fair housing, economic development, public art, and equity. Ms. Erickson has developed expertise in community visioning, fair housing, community development, land use planning, creative placemaking, relationship building across sectors, equity, cultural competency, facilitation, and project management. Ms. Erickson is currently a master’s candidate in the Tufts University Urban and Environmental Policy and Planning program, and received her B.S. from Lesley University.

Susan Forward, Fair Housing and Equal Opportunity Region 1 Director, U.S. Department of Housing and Urban Development
Ms. Forward is the Region 1 Director of the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development. Ms. Forward has previously held positions in the Washington Office of HUD as a Deputy Assistant Secretary for FHEO. Ms. Forward has worked in the area of civil rights enforcement for over 35 years in the public and private sectors. She was employed by the State of Massachusetts’ Commission Against Discrimination for 9 years before joining the Greater Boston Real Estate Board to operate the first-ever industry-regulated Self-Testing and Fair Housing Training Program. She served as the Board’s first Director of Equal Opportunity. Ms. Forward earned an MPA from Northeastern University, a Dispute Resolution Certificate from the University of Massachusetts, and a bachelor’s degree in Sociology from the University of Michigan and the University of Texas School of Law.

Scott Gaul, Community Indicators Project Director, Hartford Foundation for Public Giving
Mr. Gaul is director of the Community Indicators Project, an initiative of the HFPG to support the collection, analysis and sharing of community data about the quality of life in metro Hartford. Mr. Gaul joined the HFPG after serving as director of analysis in the Washington, D.C.-based Microfinance Information Exchange. Prior to that, he worked for the World Bank, Mercy Corps, and Quantitative Risk Management. He holds a master’s degree in international affairs from Johns Hopkins and a bachelor’s degree in mathematics from the University of Chicago.

Subira Gordon, Executive Director, Connecticut Commission on Equity and Opportunity
Ms. Gordon was previously the legislative analyst for the Connecticut African American Affairs Commission. She holds a bachelor’s degree from Bates College in History and a master’s degree from New England College in Public Policy. As the legislative analyst, Ms. Gordon led the commission’s policy initiatives and successfully introduced and passed bills that are beneficial to the African American community in the state. Her focus has been on education, housing, criminal justice and economic development. Prior to moving to the commission, Ms. Gordon worked as a policy analyst for the House Democratic Caucus of the Connecticut General Assembly. There she monitored legislation related to seniors, housing, labor and economic development.

Tanya Clay House, Deputy Assistant Secretary for P-12 Education, U.S. Department of Education
As the Deputy Assistant Secretary, Ms. House makes recommendations for the Assistant Secretary of Office of Planning, Evaluation and Policy Development (OPEPD) and other senior Department officials on a host of policy initiatives as the leader of the P-12 team in OPEPD. Prior to this appointment, Mrs. House served as the Director of the Public Policy Department at the Lawyers’ Committee for Civil Rights Under Law. Ms. House worked closely with all Committee programs and projects focusing on core issues such as education, voting rights, employment discrimination, fair housing, judicial diversity affirmative action, criminal justice, immigration and other racial diversity issues. Ms. House is a graduate of the University of Michigan and the University of Texas School of Law.

Erin Kemple, Executive Director, Connecticut Fair Housing Center
Ms. Kemple has worked with people of color and low-income communities for nearly three decades. While at the Center, she has advised state and local officials regarding the implementation of fair housing plans to overcome those impediments. In 1985, she was admitted to legal practice in Massachusetts, where she specialized in representing low-income individuals and families with housing and benefits complaints. She spent 14 years as founder, legal director, and executive director of the Housing Discrimination Project, a private fair housing organization serving all of central and western Massachusetts. Ms. Kemple is a graduate of the College of the Holy Cross and Suffolk University Law School.