

INCLUSION, COMMUNITY AND EQUITY: Affirmatively Furthering Fair Housing in an Adverse Climate

Wednesday, April 5, 2017

9:30 a.m. - 4:30 p.m.

Marin Center Showcase Theater

10 Avenue of the Flags, San Rafael, CA 94903

Sponsored by:

Fair Housing Advocates of Northern California

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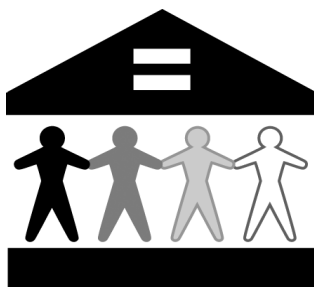
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**Marin Environmental Housing
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Conference Agenda

9:00-9:30 **Check in / Coffee**

9:30-9:45 **Welcome**

Caroline Peattie, Executive Director – Fair Housing Advocates of Northern California

Supervisor Judy Arnold

9:45-10:45 **Keynote Address: John P. Relman,
Managing Partner - Relman, Dane & Colfax PLLC**

Why Fair Housing Cannot Wait: The Path Forward in an Uncertain Time

10:45-10:55 **Break**

10:55-11:40 **Special Guest: James Perry, President, CEO -
Winston-Salem Urban League**

Mr. Perry will discuss the history of segregation and how it has impacted opportunities for fair and affordable housing, employment, education, transportation, health, and other factors in affirmatively furthering fair housing.

11:40-12:00 **Norman Lear’s “America Divided” – What Can Testing Do?**

Fair Housing Advocates of Northern California will address the importance of a robust testing program, including showing a brief segment of Norman Lear’s “America Divided,” which features the Fair Housing Justice Center’s testing program in New York, capturing housing discrimination on video during an undercover investigation.

12:00-1:00 **Working Lunch – Facilitated Discussions**

Discussion Group 1: Facilitated by Laura Eberly, Community Organizer - YWCA

Session for practitioners seeking concrete tools to bridge the gap between diversity and true inclusion. Ms. Eberly will facilitate a discussion using exercises and insights from YWCA’s Inclusion Inventory for those who value diversity and hope to move our equity efforts - at the personal and organizational, and systems levels - from conversation to effective action.

Conference Agenda

Discussion Group 2: Facilitated by David Levin, Managing Attorney - Legal Aid of Marin

Session for attorneys and advocates of follow-up activities to Affirmatively Further Fair Housing in the North Bay, for example:

- Immigrant education and advocacy to address current challenges
- Housing issues for immigrants and other protected groups
- Education equity and other obstacles to opportunity

After a brief outline of certain ongoing issues, there will be an open discussion and request for ideas to address these issues.

1:00-2:30

Break-out Sessions

Session 1 Panel: Tenant Track (Theater)

This session will examine strategies and successes related to local action and efforts around the Bay Area that advance tenant protections and affordable housing preservation/development that affirmatively furthers fair housing choice - what works, what it takes to break barriers, and what are the challenges to overcome.

- Moderator: Linda Jackson, Program Director - Aging Action Initiative

- Leah Simon-Weisberg, Managing Attorney - Oakland Centro Legal de la Raza and Tenants' Rights Program (formerly Legal Director at Tenants Together)

While we are at 1960s segregation rates, there are tools available to reach equity. How does the current administration impact our efforts?

- Davin Cardenas, Lead Organizer - North Bay Organizing Project

How does community organizing and advocacy expand tenant protections for the most vulnerable populations, and what are the greatest obstacles in creating change?

- Margaret Van Vliet, Executive Director - Sonoma County Community Development Commission

What can be done to expand the supply of affordable housing while promoting integration and expanding housing choice for people of color, families with children, and people with disabilities?

Session 2 Panel: Real Estate/Homeownership Track (Room A)

This session will focus on opening access to credit through the AFFH lens - focusing on current consumer protections and potential threats to protections currently in place: What can consumers and advocates do to be proactive in maintaining those protections?

(Continues on next page)

Conference Agenda

- Moderator: Laura Eberly, Community Organizer - YWCA

How do we build greater investment and financial equity for communities of color? Our responses to the housing crisis must address equity or else reinforce all the same discriminatory patterns we already have.

- Kevin Stein, Associate Director - California Reinvestment Coalition

How will changes in the Home Mortgage Disclosure Act (HMDA) data - particularly disaggregated race data - change the way consumers and advocacy groups look at lending? What are some of the fair lending issues CRC has tracked most recently, and what are some tools to help open access to credit while protecting consumers from abuse?

- Nikki Beasley, Executive Director - Richmond Neighborhood Housing Services

Bringing perspective from her 20 years in banking, Ms. Beasley will address the changing face of homeownership, the challenges of securing affordable housing for those who are low-income, and the importance of advocacy efforts to become embedded in local governments, as well as examining what we can proactively do now to address the wealth gap.

2:30-2:45

Break

2:45-4:00

Closing Session - The Progress of Fair Housing and its Future in California

- Moderator: Sarita Turner, Associate Director - PolicyLink

- Lisa Bates, Policy Deputy Director - California Housing and Community Development

The state of California's current and future efforts to Affirmatively Further Fair Housing.

- James Perry, President, CEO - Winston-Salem Urban League

How the community can engage in the conversation about and impact the outcome of a jurisdiction's priorities and policies, using the Assessment of Fair Housing as a tool.

- Sam Tepperman-Gelfant, Senior Staff Attorney - Public Advocates

How California can strengthen the mandate to increase housing opportunity despite threats to HUD's AFFH rule.

4:00

Conference ends

Presenter's Biographies

Keynote Speaker

John P. Relman is the managing partner of Relman, Dane & Colfax PLLC, a public interest law firm specializing in civil rights litigation. Founded in 1999 with three lawyers, the firm now has 23 attorneys and 40 employees. Known nationally for its civil rights practice, the firm has been cited by the Stanford Law Review as "one of the nation's most dynamic for-profit civil rights law firms" that has "brought a range of innovative lawsuits at the frontier of civil rights practice." From 1989 to 1999, Mr. Relman headed the Fair Housing Project at the Washington Lawyers' Committee for Civil Rights. Before that Mr. Relman was a staff attorney at the National Office of the Lawyers' Committee for Civil Rights.

A nationally recognized expert in fair housing and fair lending law, for nearly three decades Mr. Relman has represented individual plaintiffs, cities and leading civil rights organizations in many of the country's most important civil rights cases. Mr. Relman served as lead counsel in the well-known Denny's Restaurant class action, which resulted in a national settlement of more than \$17 million. Mr. Relman has won multi-million dollar jury verdicts in landmark housing and public accommodations race discrimination cases involving the denial of basic rights and services: Kennedy v. City of Zanesville (\$10.8 million race discrimination jury verdict for denial of public water); Timus v. William J. Davis, Inc. (\$2.4 million jury verdict for housing discrimination). More recently Mr. Relman represented the cities of Baltimore and Memphis in ground-breaking reverse redlining cases against Wells Fargo which, in conjunction with a Justice Department investigation, resulted in settlements for those two cities, and a national settlement, of more than \$200 million.

Mr. Relman has published and lectured widely in the area of civil rights law and litigation. He is the author of Housing Discrimination Practice Manual, published by the West Group, and has taught public interest law at Georgetown University Law Center and fair housing and employment discrimination law at the Washington College of Law at The American University. Mr. Relman has won numerous awards from civil rights organizations across the country for his work. He has repeatedly been named a "Super Lawyer," and one of America and Washington D.C.'s "Best Civil Rights Lawyers." Mr. Relman clerked for the Honorable Sam J. Ervin, III of the United States Court of Appeals for the Fourth Circuit, and the Honorable Joyce Hens Green of the United States District Court for the District of Columbia. He received his law degree from the University of Michigan and his undergraduate degree from Harvard.

Special Guest

James Perry is president and CEO of the Winston-Salem Urban League. Mr. Perry manages a 200 person team across the state of North Carolina, advocating for socio-economic opportunities, wellness, affordable housing, voting rights and food security for diverse communities. Before coming to the Urban League, Mr. Perry served for 10 years as the CEO of the Greater New Orleans Fair Housing Action Center. He led the Center through hurricane Katrina, the most disastrous hurricane to make landfall in America. Under his leadership, the Center obtained more than half a billion dollars in settlements and court victories on behalf of victims of housing discrimination.

Mr. Perry founded the Mississippi Gulf Coast Fair Housing Center, was a candidate in the 2010 New Orleans mayor's race and has testified before Congress eight times. He has served on New Orleans' Historic District Landmark Commission, the National Low Income Housing Coalition board of directors and chaired the Louisiana Housing Alliance board of directors. He currently serves on the National Fair Housing Alliance board of directors. Mr. Perry is a political science graduate of the University of New Orleans and a graduate of the Loyola University School of Law. Mr. Perry, his wife Melissa, and their two daughters split their time between New Orleans, New York City and Winston-Salem.

Panelists

Lisa Bates is the Deputy Director for Housing Policy Development at the California Department of Housing and Community Development (HCD). She is leading efforts to develop a Statewide Housing Plan, and provides policy direction on key department programs and policy initiatives including regional and local housing needs, homelessness, veterans' housing, and disaster resilience. Prior to joining HCD, Ms. Bates led comprehensive local and regional community development efforts, created and administered affordable housing financing programs, and oversaw housing policy development at Sacramento Housing and Redevelopment Agency. She graduated from UC Davis with a Bachelor Degree in International Relations.

Nikki A. Beasley, a retired licensed banker with a rewarding career of 25 years, is currently the Executive Director of Richmond Neighborhood Housing, Inc. She has an innate spirit for Entrepreneurship. She was the principal and founder of B Wise Consultants, Inc.- a Financial & Professional Consultant firm designed to educate and motivate women to take proactive steps toward their financial independence through one-on-one consultations and public speaking engagements. Ms. Beasley was a contributor to the national publication GLOW, an entrepreneur magazine, a handbook for women business owners. Ms. Beasley founded Rite to Royalty, a nonprofit dedicated to providing financial literacy to the underserved and youth.

Ms. Beasley's commitment to her community, passion to be a resource for others and desire to provide a true spirit of service is exemplified in the many programs and organizations of which she has been involved, such as: Founding Member- eWomen Network Stockton Chapter, Founding Member and President - Stockton Executive BNI Chapter, Executive Committee Member - NAACP's Stockton Branch, Vice President of the African-American Chamber, Stockton, Graduate - The Prestigious "Leadership Stockton Program", Committee Chair and Event Coordinator of the Annual Block Party for Greater Refuge/ Last Day Revival Church in Oakland, Panel Judge of Operation Hope's Entrepreneurial Graduate program, Sr. Adviser for Centro's Entrepreneur Program 2013, Board of Directors, Treasurer Centro Community Partners, and Executive Community Member of WGLI Global.

Presenters' Biographies

Panelists (continued)

Davin Cardenas is currently the Co-Director of the North Bay Organizing Project (NBOP) in Sonoma County, CA. Through NBOP, he has led successful campaigns to establish Restorative Discipline practices in Santa Rosa schools, new rights for the immigrant community, and is currently leading a campaign to establish Rent Control and Just Cause Eviction policies in the City of Santa Rosa. Prior to working at NBOP, Mr. Cardenas was the first organizer of the Graton Day Labor Center, where he helped establish one of the most successful day labor centers in the Country. He worked there as an organizer for 7 years. He graduated from Sonoma State University with a Liberal Studies BA from the Hutchins Department in 2004.

Laura Eberly is a Community Organizer and Inclusion Inventory Coach at YWCA San Francisco & Marin. YWCA is an international organization dedicated to eliminating racism and empowering women, and she runs the local association's legislative advocacy and racial justice efforts. She also serves on the Board of Directors of Lilypad Homes and volunteers with Showing Up for Racial Justice (SURJ). Ms. Eberly comes to this work from seven years of community organizing and leadership development experience, primarily in low-income communities of color in Chicago. As a Licensed Clinical Social Worker, she is professionally curious and brings a strengths-based lens and motivational interviewing technique to group and individual cultural competency development and racial justice work. She has led strategic planning processes for campaigns, commissions and non-profits. Ms. Eberly holds degrees in Public Policy (AB) and Social Service Administration (AM) from the University of Chicago and has trained with a number of organizations including the Women's Legislative Leadership Project, Midwest Academy, and Crossroads Anti-Racism Organizing and Training.

David Levin is Managing Attorney at Legal Aid of Marin where he focuses on housing matters. Previously, Mr. Levin served as Director of the Fair Housing Initiatives Program at Bay Area Legal Aid for several years, and he has defended tenants in several hundred eviction and public housing authority cases. Legal Aid of Marin assists low-income clients with family law, housing, and employment issues. Mr. Levin has worked for more than ten years in a wide variety of fair housing matters. These cases have included a range of issues on behalf of clients, and most of these matters were successfully settled, or conciliated with assistance from HUD or DFEH, but in some cases Mr. Levin filed affirmative fair housing claims in state and federal court. Prior to working at BayLegal, Mr. Levin practiced commercial litigation for several years. He is a graduate of New York University Law School, and served as a law clerk in federal district court after graduation. He is admitted to the state bar in California and New York.

Leah Simon-Weisberg is the Managing Attorney of the Tenant Rights Program at Centro Legal de la Raza in Oakland. Ms. Simon-Weisberg came from Tenants Together where she was the Legal Director. At TT, she managed the litigation practice which included class action and multi-plaintiff fair housing, habitability, tenant contract and consumer rights matters. She regularly provided technical assistance on rent control and drafted the ordinance that passed in Richmond, California in November 2017. Before joining Tenants Together, Ms. Simon-Weisberg was the Managing Attorney of the Anti-Predatory Lending and Home Mortgage Foreclosure Prevention Practice at Community Legal Services in East Palo Alto. She began her housing work in Los Angeles as the Co-Executive Director of the Eviction Defense Network (EDN). At EDN, Ms. Simon-Weisberg litigated over 1,000 unlawful detainer cases on behalf of tenants facing eviction in Los Angeles County. She has extensive experience providing education to legal service providers on eviction defense and is core faculty for the Benchmark Institute. Before attending law school at Northeastern University, School of Law, she worked for Senator Barbara Boxer in her San Francisco Office and served as a Peace Corp Volunteer in Morocco. Ms. Simon-Weisberg is presently an elected Berkeley Rent Board Commissioner.

Kevin Stein is Deputy Director of the California Reinvestment Coalition (CRC). CRC is a statewide membership organization of more than three hundred nonprofit organizations and public agencies that advocates with financial institutions for increased lending, investment, and financial services to low income communities and communities of color. At CRC, Mr. Stein works on banking and housing issues, including efforts to fight predatory mortgage lending and foreclosure through negotiation with banks, regulatory and legislative advocacy, public education, support for local initiatives, and action research. He is the primary author of several CRC reports relating to subprime lending, foreclosure, loan modification and access to credit.

Before coming to CRC, Mr. Stein was Supervising Attorney at the East Palo Alto Community Law Project and Lecturer in Law at Stanford Law School, working on community economic development issues. Prior to that, he worked at HomeBase, a law and social policy center on homelessness. Mr. Stein is a graduate of the Georgetown University Law Center and Stanford University. He currently sits on the board of directors of the Mission Economic Development Agency (MEDA) and the National Community Reinvestment Coalition (NCRC), and was a member of the Federal Reserve Board's Consumer Advisory Council in 2012.

Sam Tepperman-Gelfant is a deputy managing attorney at Public Advocates, a statewide civil rights organization with offices in San Francisco and Sacramento. Since joining the organization in 2007, he has worked hand-in-hand with grassroots groups to build community power and fight for economic and racial justice in housing, transportation, and climate issues throughout California. He has worked on local campaigns throughout the Bay Area including: Housing Element advocacy and implementation; Analyses of Impediments & Assessments of Fair Housing; a plan to redevelop the Concord Naval Weapons Station that includes 3,000 new homes for lower-income people; and a recent partnership between Facebook and community groups that will bring \$20 million of corporate funding for affordable housing and job training. At the state level, Mr. Tepperman-Gelfant has co-founded coalitions linking together local social equity organizations to build collective power, and engaged in administrative and legislative advocacy on fair housing, affordable housing, and investment without displacement.

Presenters' Biographies

Margaret Van Vliet began her tenure as the Executive Director on September 1, 2016. The Community Development Commission's (CDC's) responsibilities encompass various affordable housing and homeless services programs, including Redevelopment Successor Agency funding and assets. Ms. Van Vliet possesses a 25-year history of affordable housing management, development, finance and administration in the public sector in Oregon. Prior to joining Sonoma County, she was the Director of the Oregon Housing and Community Services Department, the Housing Finance Agency that administers federal Low Income Housing Tax Credits and numerous other federal and state loan and grant programs designed to assist low income families access and retain stable housing. She has also held leadership posts at the City of Portland Housing Bureau, the Housing Authority of Portland, and a non-profit lending consortium known as Network for Oregon Affordable Housing. Ms. Van Vliet began her career in banking and commercial real estate, and over the years has served on several boards and commissions.

Throughout her career Ms. Van Vliet has sought to integrate the provision of housing with related health and human services programs that are often necessary to aid families and people with disabilities to effectively exit poverty. She is also keenly interested in housing as economic development, and values the role that well-located affordable housing can play in revitalizing town centers, preserving the environment, and allowing low-income people to take advantage of good schools, commerce and services. Ms. Van Vliet earned a BA from Linfield College in McMinnville, Oregon. Her continuing education includes two executive education programs at Harvard University's John F. Kennedy School of Government, one in 2000 and the other in 2008. Ms. Van Vliet resides in Santa Rosa. She and her husband Bill have two grown children.

Panel Moderators

Linda M. Jackson is Program Director for the Aging Action initiative, which is a collective of over 65 agencies and groups working for an age-friendly Marin. She has extensive experience in planning and communications, having worked for the Transportation Authority of Marin, San Rafael and Austin planning departments, and various non-profit organizations. Ms. Jackson is a trustee with the San Rafael City Schools Board of Education, and serves on the boards of the San Rafael Public Library Foundation, League of Women Voters and Sustainable San Rafael. She holds an M.S. in Community and Regional Planning and an M.A. in Latin American Studies from U.T./Austin. She received her B.A. in Urban Studies from Wellesley College. After college, Ms. Jackson served two years with the Peace Corps in the Andes mountains. She and her husband live in San Rafael, where they raised their three daughters.

Sarita Turner, Associate Director at PolicyLink, has over 20 years experience working in the non-profit sector raising awareness around, and supporting strategies to address institutionalized racism and the disinvestment of people and communities. She has worked in various positions including: direct services, policy advocacy, community organizing, government, community development, and philanthropy. Under Ms. Turner's leadership, infrastructure investments, business improvement district pilots, community development, and crime and safety initiatives have been successfully implemented. Currently, she serves as an associate director for PolicyLink where she works to further equity-focused federal, state, and local policies and place-based strategies. Ms. Turner's personality type is that of a spirited explorer. She loves the outdoors and since relocating to California, has added hiking, golf, and white-water rafting to the list of things she loves doing.

Conference Moderator

Caroline Peattie is the Executive Director and former Housing Director of Fair Housing Advocates of Northern California (formerly Fair Housing Marin). She co-authored the 2010 Marin County Analysis of Impediments (AI) and gave input to AIs of other counties. She has given numerous presentations on the history of segregation and affirmatively furthering fair housing, to local, state, and national audiences. Prior to her association with Fair Housing Advocates of Northern California, Ms. Peattie was the Executive Director of Sentinel Fair Housing in Oakland. She graduated from Wesleyan University with a B.A. in philosophy and earned a Masters in the Management of Human Services at the Florence Heller School of Social Welfare at Brandeis University. She is a board member of the National Fair Housing Alliance and has been working in the fair housing field since 1987.

SPECIAL THANKS TO:

Supervisor Judy Arnold for her time and advocacy
Liz Darby, for her time and support in planning the conference

Our speakers and moderators for their time and insights
Our volunteers for their help and support: Steve Glanz and Sandy Estremera-Zink

And to all participants for taking the time to attend our conference

Today's Menu

Lunch will be provided to conference participants at lunch time. We'll offer three different types of sandwiches (all on sea salt focaccia bread), with a pickle, potato chips, and fruit. In addition, assorted drinks and water will be available.

Roast Turkey

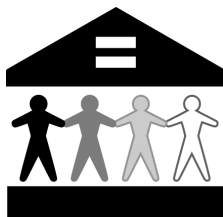
Oven-roasted Zoe's turkey with pesto

Albacore Tuna

White albacore with chives

Vegetarian Chickpea

House-made chickpea spread with tomato & avocado



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Mission

To ensure equal housing opportunity and to educate the community on the value of diversity in our neighborhoods

Services and Programs

- Intake, counseling and investigation of housing discrimination complaints, and mediations with housing providers
- Assistance with reasonable accommodation/modification requests for people with disabilities
- Foreclosure prevention counseling and pre-purchase education
- Fair housing education programs for tenants, homeowners, housing providers and the community
- School education programs to promote diversity and human rights
- Advocacy for affordable housing
- Systemic fair housing investigations and enforcement