

# HOUSING OPPORTUNITY: PAST, PRESENT, AND FUTURE

Monday, April 4, 2016

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

Marin Center Showcase Theater

10 Avenue of the Flags, San Rafael, CA 94903

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## Fair Housing of Marin

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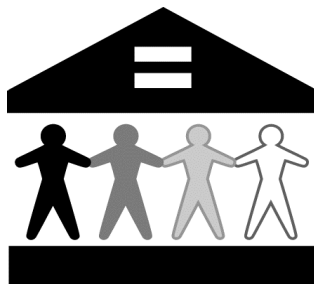
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## Conference Agenda

9:00-9:30 Check-in (Coffee and Pastries)

9:30-9:45 **WELCOME**  
Caroline Peattie - Executive Director, Fair Housing of Marin  
Judy Arnold - Marin County Supervisor

9:45-10:45 **KEYNOTE ADDRESS - How Government Policies have Shaped Segregated Housing Patterns in the Nation and the Bay Area**

Richard Rothstein - Research Associate of the Economic Policy Institute / Professor, Writer and National Speaker on Racial Justice and Segregation

*In the Bay Area and nationwide, we have established a system of state-sponsored (“de jure”) segregation, whose effects endure and whose remedies are constitutionally required. However, there is presently no political support for such remedies, in large part because there is a broadly shared consensus that we now experience “de facto” segregation, the result of income differences, personal choice, and private discrimination. In fact, however, the federal government, along with the state and local governments, implemented a series of racially explicit and purposeful policies throughout the 20th century that were designed to segregate the Bay Area and other metropolitan areas by race. These policies – including those of the Federal Housing Administration, local housing authorities, the Internal Revenue Service, city planners, and local zoning agencies, were so powerful that it will require equally powerful and intentional policies to undo their effects.*

*We now have a Fair Housing Act that prohibits ongoing discrimination, but we have not yet implemented constitutionally required policies to reverse past policies of governmentally-required segregation. Until there is an awareness of the explicit government policies that have created and maintained residential segregation, there is no possibility of undertaking specific action steps to remedy them. Along with aggressive enforcement of the Fair Housing Act, our challenge now is one of public education (in the broad sense) to build understanding of the need for steps to remedy governmentally sponsored residential segregation.*

10:45-11:00 Break

11:00-12:30 **SESSION 1 - Building Inclusive Communities: Understanding the Impact of Inclusion or Segregation**

Debby Goldberg, Vice President, Housing Policy & Special Projects -  
National Fair Housing Alliance  
Sarita Turner, Associate Director - PolicyLink  
**Moderator:** Cecilia Zamora, Executive Director - Latino Council

*Building on the morning presentation on the history of segregation, we will discuss the broader impacts of segregation on the lives of individuals and communities, as well as the benefits of greater inclusion and diversity, and delve into the ways in which employment, education, health, environment, and transportation impact and are impacted by housing opportunities.*

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## Conference Agenda

12:30-1:30 Lunch (Provided)

1:30-3:00 **SESSION 2 - Breaking Down Barriers: Expanding Housing Choice & HUD's New Rule**

Sara Pratt, Counsel - Relman, Dane & Colfax, PLLC

**Moderator:** Johnathan Logan, Special Assistant to the President -  
Marin Community Foundation

*The obligation that recipients of HUD funding have to take active steps to break down the barriers of segregation and expand housing choice – known as “affirmatively furthering fair housing, or AFFH” - has a new look and a new focus. We all pay the cost when communities are disinvested and left behind and when people’s choice of where to live is dictated by the color of their skin, their ethnicity, or whether they have children or a disability. Recognizing this, HUD’s new AFFH rule focuses on careful examination of key fair housing problems and what caused them, using data and local knowledge to develop an organized and thoughtful way forward that will result in actual changes. This session will discuss specific fair housing issues as they might apply to Marin County and surrounding areas and the potential consequences of failing to address them meaningfully.*

3:00-3:10 Break

3:10-3:15 Short film

3:15-4:30 **SESSION 3 - Call to Action: Coming Together to Build Inclusive Communities**

Session 1 & 2 Panelists: Sara Pratt, Debby Goldberg, Sarita Turner

David Levin, Managing Attorney - Legal Aid of Marin

Caroline Peattie, Executive Director - Fair Housing of Marin

**Moderators:**

Liz Darby, Social Equity Program & Policy Coordinator - County of Marin

Leelee Thomas, Planning Manager - County of Marin

*Community input/participation on addressing barriers to housing choice in Marin County and how to overcome them; identifying the most important issues and possible future actions by/for the community.*

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## Presenters' Biographies

### Keynote Speaker

#### **Richard Rothstein**

Richard Rothstein is a research associate of the Economic Policy Institute. His recent work has documented the history of state-sponsored residential segregation, as in his report, "The Making of Ferguson." He is the author of *Grading Education: Getting Accountability Right* (Teachers College Press and EPI, 2008) and *Class and Schools: Using Social, Economic and Educational Reform to Close the Black-White Achievement Gap* (Teachers College Press 2004). He is also the author of *The Way We Were? Myths and Realities of America's Student Achievement* (1998). Other recent books include *The Charter School Dust-Up: Examining the Evidence on Enrollment and Achievement* (co-authored in 2005); and *All Else Equal: Are Public and Private Schools Different?* (co-authored in 2003). Contact Richard Rothstein at [riroth@epi.org](mailto:riroth@epi.org).

Mr. Rothstein is also a lecturer/professor at Teachers College, Columbia University and the Harvard Graduate School of Education, and a board member of the American Education Research Association. He earned his BA from Harvard College and lectures widely about education policy issues. He was formerly the National Education Columnist of The New York Times, and has authored several other books on the subject of closing the achievement gap and other educational issues.

### Panelists

#### **Debby Goldberg**

Debby Goldberg is Vice President for Housing Policy and Special Projects at the National Fair Housing Alliance. In that role, she spearheads the organization's work on HUD's new "Affirmatively Furthering Fair Housing" rule, including coordinating training and technical assistance for NFHA members and other groups, and leading much of NFHA's public policy and communications work in this area. She is also the point person for NFHA's public policy work on a variety of housing finance issues, including foreclosure prevention, housing finance reform, access to mortgage credit, and other issues. Debby has over 30 years of experience working on public policies to promote fair housing, fair lending, access to insurance and community reinvestment in communities of color, and low income neighborhoods. Her work also includes extensive training and technical assistance for community-based organizations in those neighborhoods. Prior to joining NFHA's staff, she spent a number of years at the Center for Community Change.

#### **David Levin**

David Levin is the Managing Attorney at Legal Aid of Marin in San Rafael. David has assisted over 1000 clients while working for more than ten years as a housing attorney in Contra Costa and Marin counties, including many Housing Choice Voucher participants. These matters included several fair housing cases filed in state and federal court. David clerked for a federal district court judge after graduating from NYU Law School, and he now focuses on renters' rights, fair housing cases, and affordable housing advocacy.

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## Presenters' Biographies

### Caroline Peattie

Caroline Peattie is the Executive Director and former Housing Director of Fair Housing of Marin. She has directed and supervised the housing counseling staff and activities since 1996. She co-authored the 2010 Marin County Analysis of Impediments (AI) and gave input to AIs of other counties. Prior to her association with Fair Housing of Marin, Caroline 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.

### Sara Pratt

Sara Pratt, Counsel – Relman, Dane & Colfax, PLLC, practices in the area of fair housing and civil rights, including lending and civil rights compliance. Prior to joining Relman, Dane & Colfax she was Deputy Assistant Secretary for Enforcement and Programs and Senior Advisor to the Assistant Secretary at the Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity. She was responsible for overseeing HUD's enforcement of the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the 1973 Rehabilitation Act, the Americans with Disabilities Act, and other related laws. She also developed national policy and enforcement activities relating to fair housing and civil rights. She led the negotiations for settlements in lending redlining cases, and numerous cases involving allegations of lending discrimination. Ms. Pratt also participated in numerous policy development initiatives during her time at HUD. Her work included the development of the proposed and final rule on Discriminatory Effects under the Fair Housing Act, the proposed and final rule on the obligation to affirmatively further fair housing, the proposed rule describing unlawful harassment under the Fair Housing Act, and the proposed rule interpreting Section 3 of the Housing and Community Development Act. She developed a wide range of policy initiatives including those addressing discrimination against victims of domestic violence as unlawful discrimination under the Fair Housing Act, the application of Title VI of the 1964 Civil Rights Act to persons with limited English proficiency, the use of arrest and conviction records consistent with civil rights and statutory prohibitions, and the application of various civil rights law to zoning, patterns of segregation, limitations on siting affordable housing and the application of civil rights principles to HUD's Rental Assistance Demonstration (RAD) project.

Ms. Pratt served as a subject matter expert on accessibility for the Fair Housing Accessibility Project and has developed and presented numerous presentations and consulted on housing accessibility issues. She also participated in the development of the 1994 FFIEC Policy Statement on Fair Lending. Professional Activities Ms. Pratt staffed the National Commission on Fair Housing and Equal Opportunity, co-chaired by former HUD Secretaries Jack Kemp and Henry Cisneros and helped prepare the Commission's 2008 report "The Future of Fair Housing." She was an expert witness in the case challenging the failure of Westchester County, New York to affirmatively further fair housing brought under the False Claims Act. She assisted with the development of the report to the United Nations committee on the Elimination of Racial Discrimination Residential Segregation and Housing Discrimination in the United States, issued in January 2008. Ms. Pratt has been a member of the faculty of the National Fair Housing Training Academy and the National Fair Housing Alliance's Fair Housing School. She is a frequent speaker and trainer on a variety of civil rights and fair housing issues, including the obligation to affirmatively further fair housing, accessibility, and civil rights policy and enforcement issues. She is co-author, with Professor Robert Schwemm, of the article Disparate Impact under the Fair Housing Act: A Proposed Approach and primary author and editor of Damages for Embarrassment and Humiliation in Housing Discrimination Cases published by the Kentucky Commission on Human Rights.

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## Presenters' Biographies

### **Sarita Turner**

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. Sarita has worked in various positions including: direct services, policy advocacy, community organizing, government, community development, and philanthropy. Under Sarita's leadership, infrastructure investments, business improvement district pilots, community development, and crime and safety initiatives have been successfully implemented. Currently, Sarita serves as an associate director for PolicyLink where she works to further equity-focused federal, state, and local policies and place-based strategies. Sarita'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.

### **Moderators**

#### **Liz Darby**

Liz Darby joined the County of Marin in January of 2015 as the Social Equity Program and Policy Coordinator. As part of the Community Development Agency, Liz's work focuses on furthering fair housing and supporting the County's equity initiatives to address disparities and barriers that limit access and opportunities to basic needs, housing, education and employment. Prior to Liz joining the County of Marin, she served as the Executive Director for the Marin City Community Development Corporation. Liz has been a Marin resident for over 20 years, and is the mother of 2 adult children.

#### **Johnathan Logan Jr.**

Johnathan Logan joined Marin Community Foundation in 2016 in the newly-created role of Special Assistant to the President, Marin Community Foundation. In this position, Logan performs a variety of tasks and manages a wide portfolio of responsibilities designed to enhance the foundation's community engagement and deepen its impact. Prior to joining MCF, Logan worked in local government management for more than 11 years, spending most of this time as the General Manager of the Marin City Community Services District. Under his leadership, the Community Services District led and engaged partners to accomplish several lasting community development projects, including the creation of the Marin City Health and Wellness Clinic, and redevelopment of the George Rocky Graham Park. He also led the capital campaign and master planning effort to develop the Center for Community Life in Marin City — a 42,000 square foot multi-purpose community, education, and social services center. Johnathan is a National Urban Fellow and holds a Bachelor's of Science degree in Business Management, and a Master's in Public Administration from City University of New York, Baruch College.

#### **Leelee Thomas**

Leelee Thomas leads the Marin County Community Development Agency's Affordable Housing Program and the Federal Grants Program. She develops affordable housing policy within the unincorporated area of the County, and oversees the program which provides federal funds for affordable housing and local services. She oversees implementation and monitoring of the Housing Element of the Countywide Plan, the Housing Trust Fund, and facilitation and funding of affordable housing projects. Ms. Thomas represents the County of Marin on the Board of Directors of the Marin Workforce Housing Trust, a public private collaborative which funds housing for the workforce throughout Marin.

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## Presenters' Biographies

### Cecilia Zamora

Cecilia Zamora is the Executive Director of the Latino Council, a community-based organization that assists nonprofits, government agencies, community organizations and businesses in building their organizational and cultural capacity to better serve the Latino community.

Cecilia is President of the Hispanic Chamber of Commerce of Marin and is appointed to the Workforce Development Board of Marin by the Board of Supervisors. She is on the Leadership Boards of MarinKids and the Boys & Girls Club of Marin & Petaluma, as well as the Advisory Boards of Latina Breast Cancer Agency and Marin Asian Advocacy Project. She has served on the Marin County Community Development Block Grant Priority Setting Committee, the 2012 Housing Element Task Force, and the Women's Commission Task Force on Fair Housing.

Cecilia was appointed to the Marin Women's Commission in 1995, and elected to the board of the National Association of Commissions for Women in 2004, and is currently the NACW President. Cecilia is a graduate of the HOPE (Hispanas Organized for Political Equality) Leadership Institute and is a Fellow of the Women's Policy Institute of the California Women's Foundation. She chairs and facilitates the San Rafael Leadership Institute for the San Rafael Chamber of Commerce. Cecilia has received many awards for her volunteer leadership including the United Way Volunteer of the Year, Spirit of Marin Award, the Martin Luther King Jr. Humanitarian Award, the Hero of Marin Award and the Leadership Beyond Boundaries Award. She is featured in the book "100 Faces of Marin". Cecilia maintains a private consulting practice specializing in leadership development, diversity training, philanthropy planning and multicultural strategies for businesses and nonprofits.

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**Supervisor Judy Arnold for her time and fair housing advocacy**

Our speakers and moderators for their time and insights

Our volunteers for their help and support

The Community Media Center of Marin for video production

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

### Today's Menu

A boxed lunch will be provided to conference participants a lunch time. All boxes contain potato chips, a pickle, a cookie, and condiments and onions on the side. In addition, assorted drinks and water will be available.

#### **Mediterranean Veggie Sandwich**

Peppers, feta cheese, cucumbers, lettuce, tomatoes, and cilantro jalapeño hummus on freshly baked Tomato Basil Bread

#### **Smoked Ham & Swiss Sandwich**

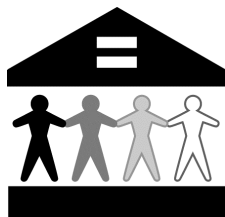
Smoked, lean ham, Swiss cheese, lettuce, and tomatoes on freshly baked Rye Bread

#### **Tuna Salad Sandwich**

Tuna salad, lettuce, and tomatoes on freshly baked Honey Wheat Bread

#### **Smoked Turkey Breast Sandwich**

Smoked turkey breast, lettuce, and tomatoes on freshly baked Country Bread



### **Fair Housing of Marin**

Tel: (415) 457-5025 - TDD: (800) 735-2922  
[www.fairhousingmarin.com](http://www.fairhousingmarin.com)



Se habla español  
Noí tiếng Việt Nam, xin gọi (415) 491-9677

### Fair Housing of Marin

#### **Board of Directors**

Paula Allen, President  
DeVera Boyd, Vice-President  
Glen Hayashi, Treasurer  
Tish Young, Ph.D, Secretary  
Herb Taylor  
Azalea Renfield

#### **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
  - Pre-purchase education
- Education programs for tenants, homeowners, homebuyers, housing providers, and students to promote fair housing, human rights, and diversity
  - Advocacy for affordable housing
  - Systemic fair housing investigations