

National Fair Housing Alliance Virtual In-Service Event for Operating Members
September 30 and October 6-7, 2021

Meeting the Moment: Reversing Legacies of Exclusion and Disinvestment

Please note:

Day 1 (9/30/21) of the In-Service is open to all who are interested.

Day 2 (10/6/21) of the In-Service is open to NFHA operating and supporting members, and invited guests.

Day 3 (10/7/21) of the In-Service is open only to NFHA operating members.

NFHA will send separate announcements that reflect these distinctions to the appropriate audiences. Please do not share this operating member announcement with non-operating members.

[Registration Link](#)

Program / Agenda
[All times EDT]

DAY 1 – Thursday, September 30, 2021

1:00 – 1:05 pm

Welcome: Lisa Rice, President and Chief Executive Officer, National Fair Housing Alliance

1:05 pm – 2:40 pm

The Fair Housing Implications of Zoning and Land Use Reform

In 1911, the City of Baltimore adopted an explicitly racist zoning ordinance that designated certain blocks for residences, churches, and schools for White residents, and others for Black residents. The stated goals of this ordinance were to prevent civil disturbances, prevent the spread of disease, and protect property values for White Baltimoreans. In 1923, the mayor of Lubbock, Texas, signed an ordinance that prevented Black residents from living outside the Southeast section of that city. Although they were subsequently ruled impermissible, these and many other land use policies throughout the country contributed to the racial segregation that characterizes our cities to this day.

As our nation grapples with the structures and systems that created and perpetuate racial inequity, the role played by zoning and other forms of land use control has come under increased scrutiny, and many communities are looking for ways to reform those controls to promote more equitable development. Oregon has eliminated single family-only zoning for much of the state. Boston has incorporated explicit fair housing requirements into certain types of development. Other communities are exploring various potential changes to their zoning codes to expand the range of housing options that can be built in different neighborhoods.

In this session, we will hear from fair housing experts who have been on the front lines of these efforts and learn how to evaluate the fair housing implications of these different approaches to land use reform.

Moderator:

- **Thomas Silverstein**, Associate Director, Fair Housing & Community Development Project, Lawyers' Committee for Civil Rights Under Law

Featuring:

- **Fionnuala Darby-Hudgens**, Director of Operations, Connecticut Fair Housing Center
- **Lydia Edwards**, City Councilor, Boston, Massachusetts (invited)
- **Allan Lazo**, Executive Director, Fair Housing Council of Oregon

2:40 pm – 2:50 pm Break

2:50 pm – 3:10 pm Poetry Performance

3:10 pm – 5:10 pm

New Approaches to Closing the Racial Homeownership Gap

In the U.S, the racial wealth gap is enormous. At \$142,500 and \$165,500, respectively, the average wealth of Black and Hispanic families is 14 percent and 17 percent of the average wealth of White families (\$983,400). This explains much of the substantial racial homeownership gap, which is both wide and long-standing. In fact, the gap in the homeownership rate of White and Black households—a difference of more than 30 percentage points—is growing. For decades, housing programs have tried to close the homeownership gap using income-based targeting. The persistence of the racial homeownership gap is a clear indication that this approach has not been successful.

New programs and proposals are being developed that take a different approach. Some are targeting down payment assistance to “first generation” borrowers, recognizing that borrowers of color are less likely to have intergenerational wealth—financial assistance from their parents—to help with the down payment on a house. Others are borrowing a concept that has been used in the small business world for decades and targeting down payment or other housing assistance to socially and economically disadvantaged people. They use a rebuttable presumption that African American, Latinx, Asian American and Native American households are socially and economically disadvantaged, having experienced prejudice and cultural bias because of their racial or ethnic identity and without regard to their individual qualities.

In this session, we will dig into the concepts, structures, and research that shapes these new programs and learn how well they are working. We will also learn about the legal parameters that must be considered to design programs that can withstand legal scrutiny.

Moderator:

- **Lisa Rice**, President and CEO, National Fair Housing Alliance

Featuring:

- **Nikitra Bailey**, Senior Vice President of Public Policy, National Fair Housing Alliance
- **Symone Crawford**, Director of STASH and Homeownership Operations, Massachusetts Affordable Housing Alliance
- **Glenn Schlactus**, Partner, Relman Colfax PLLC

5:10 pm – 5:15 pm

Closing Remarks: Lisa Rice

DAY 2 – Wednesday, October 6, 2021

1:00 pm – 1:10 pm

Welcome and Introductions: Vincent Curry, 1st Vice Chair, NFHA Board of Directors

1:10 pm – 2:30 pm

2021 Key Fair Housing Cases Update

This popular session will provide an update on the key fair housing cases of the last two years, featuring some of the attorneys and fair housing agencies that brought the cases.

2:30 pm – 2:40 pm **Poetry Performance**

2:40 pm – 3:00 pm **Break**

3:00 pm – 4:25 pm

2021 Key Fair Housing Cases Update, cont.

4:25 pm – 4:30 pm

Closing Remarks: John Petruszak, 2nd Vice Chair, NFHA Board of Directors

DAY 3 – Thursday, October 7, 2021

1:00 – 1:30 pm

Welcome and Introduction of Keynote Speaker: Kenya Robertson, NFHA Board Chair

Keynote Address: Demetria McCain, Board Member and former President, Inclusive Communities Project

1:30 pm – 2:45 pm

Fair Housing Investigations: Sharpening the Tools in the Box

This session seeks to develop a fair housing advocate's ability to engage in systemic investigations by assessing strategies and tactics through a complaint case study of discrimination based on source of income. The session will be comprised of a panel discussion, followed by an interactive exercise. The panel discussion will focus on policy, outreach, investigation, and enforcement considerations in advancing housing choice free of discrimination for voucher holders, amid the patchwork of protections throughout the country. Participants will then break into small groups to develop an investigation strategy, plan, and targets; complainant/witness interview questions; and timeframe. At the end of the exercise, participants will re-join the larger group, and each small group will report on its work product. The session will conclude with a debrief and participatory review of the key takeaways.

Moderator:

- **Demetria McCain**, Board Member and former President, Inclusive Communities Project

Featuring:

- **Jason Bailey**, Special Economic Justice Counsel, NAACP Legal Defense and Educational Fund, Inc.
- **Shivaughn Ferguson**, Director of Fair Housing, Housing Opportunities Made Equal of Virginia
- **Sara Pratt**, Counsel, Relman Colfax PLLC

2:45 pm – 2:55 pm Poetry Performance

2:55 pm – 3:15 pm Break

3:15 pm – 5:25 pm

Fair Housing Investigations, cont.

5:25 pm – 5:30 pm

Closing Remarks: Lisa Rice, President and CEO, NFHA

Registration Fee: \$275 / person

[Registration Link](#)