



# FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021

CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



## Examining Inequities Through Fair Housing Lens

————— NOVEMBER 2-3, 2021 —————



## FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • FEBRUARY 10-12, 2021  
CELEBRATING 53 YEARS OF THE FAIR HOUSING ACT  
AND 28 YEARS OF OUR CONFERENCE.



## SPECIAL GUEST SPEAKERS

**Opening Speaker - MARK CHARLES** is a dynamic and thought-provoking public speaker, writer, and consultant. The son of an American woman (of Dutch heritage) and a Navajo man, he teaches with insight into the complexities of American history regarding race, culture, and faith to help forge a path of healing and conciliation for the nation. He is one of the leading authorities on the 15th-century's Doctrine of Discovery and its influence on US history and its intersection with modern-day society. Mark co-authored, along with Soong-Chan Rah, the new book entitled "Unsettling Truths: The Ongoing, Dehumanizing Legacy of the Doctrine of Discovery" (IVP, 2019). Mark ran as an independent candidate for the US Presidency in the 2020 election.

**DAVID MENDOZA** has a 15 year history of specializing in community outreach, housing, economic development, and has been the project director for the Fresno Native American & Business Development Center for the past six years. He has worked with several tribes in the Central Valley, including Owens Valley Career Development Centers, Tule River EDC, Chukchansi, North Fork Rancheria of Mono Indians, Tejon Indian Tribe, and Santa Rosa Rancheria Tachi Tribe. The Fresno Native American & Business Development Center also partners with Native American centers in Albuquerque, New Mexico; Phoenix, AZ; Tulsa, OK; and Mesa, AZ.

## ROSTER OF SPEAKERS

**STELLA ADAMS** is the founder and CEO of S. J. Adams Consulting, a full-service civil rights research and consulting firm located in Durham, NC. S J Adams Consulting provides a broad range of services to non-profit community-based organizations, government, and industry to assist them in meeting their fair housing, fair lending, diversity, or environmental justice goals.

**CARLY BERNARDINI** currently serves as a lead Equal Opportunity Specialist in the Programs and Compliance Branch of HUD's Office of Fair Housing and Equal Opportunity in Denver, Colorado.

**CHRIS BRANCART, ESQ.,** is a partner in the California law firm of Brancart & Brancart, a prominent firm which specializes exclusively in federal fair housing litigation.

**SCOTT CHANG, ESQ.,** is an attorney with the National Fair Housing Alliance. He has litigated a precedent setting case establishing that fair housing organizations have standing in the Ninth Circuit Court of Appeals. He also litigated a hate crime case involving a group of Asian American Stanford University students who were intimidated based on their national origin when they attempted to rent a house.

**HELEN CONSIGLIO** has been with the Fair Housing Council of Northern New Jersey for approximately 30 years: The first ten as a tester; thereafter as the project manager for the enforcement program. Helen Consiglio understands discrimination. She developed a passion for fair housing when as a single mom with four children experienced firsthand the reality of having doors slammed, as one landlord after another refused to rent her an apartment. Ms. Consiglio has conducted hundreds of systematic testing investigations, many resulting in substantial settlements for both the client and the Council. The most recent settlement was for \$50,000.00.





## ROSTER OF SPEAKERS CONT.

**MICHAEL CROWLEY, ESQ.**, is Founder and Lead Attorney of the Crowley Law Group (formerly the Law Offices of Michael L. Crowley), Mr. Crowley has been practicing criminal law for more than 33 years and is a Criminal Law Specialist, certified by the State Bar of California's, Board of Legal Specialization for more than 20 years.

**MOLLY CURRENT** is the Fair Housing Director for Project Sentinel, a non-profit organization headquartered in Santa Clara California that provides a number of housing related services, including fair housing investigations, education, and counseling.

**LAURA ANN FERNEA**, is the Executive Director of the City Heights Community Development Corporation is also the Director and Founder of the San Diego Eviction Prevention Collaborative. Last year she was honored to receive the Rich Juarez Integrity Award from the San Diego Housing Federation. She is passionately committed to decreased evictions in San Diego and keeping more families housed every day.

**TODD FRANCIS** in his current position as Chief Financial Officer and Chief Operating Officer with Native Community Capital (NCC) headquartered in Laguna, New Mexico, oversees mortgage lending and finance activities. NCC is a nonprofit Community Development Financial Institution (CDFI) and a licensed mortgage bank approved residential lender in Arizona and New Mexico

**ERICA HARDWICK** is Tester Coordinator and Enforcement staff at the Southwest Fair Housing Center where she has engaged in the full range of rental, sales and insurance tests. Erica has created and utilized strategies for tester recruitment and retention and undertaken several successful FHIP grant programs.

**MARLEY HOCHEDONER, ESQ.**, has served as Executive Director for Northwest Fair Housing Alliance (NWFHA), a private non-profit fair housing education and advocacy organization based in Spokane, Washington, since April 2005. She has overseen fair housing investigation, counseling, and advocacy services provided under U.S. Department of Housing and Urban Development Fair Housing Initiative Program grants, federal, state, and local government agency grants, and private training and testing contracts.

**DESIREE HENSLEY, ESQ.**, is currently the Director of the Low-Income Housing Clinic, University of Mississippi School of Law. and Her teaching and scholarly interests include the Low-Income Housing Tax Credit, land tenure and security, and affordable housing policy.

**CHERYL ANN KARY (HUNKUOTAWIN)** an enrolled member of the Standing Rock Sioux Tribe. Kary was a 2015 OTA Builder (weareota.com), seeking creative ways to build civic and community engagement for American Indians in the Bismarck-Mandan area. She has worked in and with Tribal communities and populations for most of her career and, in addition to professional responsibilities, Kary advocates for Native people and Tribes in a variety of volunteer efforts.

**PETER KYE** is a Policy Counsel at the Poverty and Race Research Action Council (PRRAC). His work focuses on federal subsidized housing programs and the duty to Affirmatively Further Fair Housing.

**KEVIN LACHAPELLE** served as National Director of Care Experience, Patient Safety & Risk for Kaiser Permanente, Consulting Advisor for Press Ganey & Associates, Corporate Director of The Sharp Experience, The Sharp University, and



## ROSTER OF SPEAKERS CONT.

Consumer Research at Sharp HealthCare, Director, Support Operations at Scripps Health, Adjunct Professor at National University and Walden University.

**NATALIE MAXWELL, ESQ.,** is a Senior Staff Attorney at NHLP. Natalie's work focuses on disaster housing, fair housing, and rural housing. Prior to joining NHLP, Natalie worked in the Florida legal aid delivery system advocating for housing rights of low-income tenants, vulnerable populations, and communities of color.

**TRACEY MCCRACKEN, ESQ.,** is the Director of Fair Housing of NCRC's Center for Civil Rights. She has garnered extensive fair housing and fair lending testing experience as a project coordinator with DB Consulting Group, as a senior project coordinator with the National Fair Housing Alliance, and as the executive director of the Mobile Fair Housing Center.

**DENISE MCGRANAHAN, ESQ.,** is a senior attorney at the Legal Aid Foundation of Los Angeles (LAFLA), specializing in housing. She has been involved in the drafting and revising of local and state legislation resulting in changes to landlord-tenant laws and greater protections for tenants.

**SARA MCCUE, ESQ.,** practices and focuses on employment, ADA and fair housing law. She represents and counsels housing providers, property management companies, educational institutions and the affordable housing industry.

**WENDY L. PATRICK, ESQ.** is a career trial prosecutor, named the Public Lawyer of the Year by the California State Bar Public Law Section. She has completed over 165 trials ranging from stalking to domestic violence, to first-degree murder. She teaches and trains on a variety of legal topics around the world.

**SARA PRATT, ESQ.,** is Counsel at Relman, Dane & Colfax. Sara joined the firm in 2015 after her retirement from the federal government. Her civil rights litigation practice focuses on challenges to institutional barriers to access to housing, lending, and insurance, and to policies and practices that perpetuate segregation based on race, national origin, and disability, under federal civil rights laws.

**SHEILA QUINLAN, ESQ.** is a Staff Attorney at California Indian Legal Services. California Indian Legal Services' mission is to protect and advance Indian rights, foster Indian self-determination, and facilitate tribal nation-building.

**CATHERINE RODMAN, Esq.,** has been a legal services attorney for 37 years representing tenants in individual and impact litigation and advocacy, primarily to enforce the affordable housing obligations of California Redevelopment Law. Other impact litigation involved efforts to enforce local SRO Regulations in the City of San Diego and state housing element law in the City of Solana Beach.

**"IF WOMEN COULD GO INTO YOUR CONGRESS, I THINK JUSTICE  
WOULD SOON BE DONE TO THE INDIANS."**

**SARAH WINNEMUCCA**



## FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021  
CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



### ROSTER OF SPEAKERS CONT.

**BETH ROSEN-PRINZ** is the former Deputy Director (Housing) and Regional Administrator (Housing) at the California Department of Fair Employment & Housing (DFEH). Ms. Rosen-Prinz holds a Ph.D. in Anthropology from the University of California, Los Angeles (UCLA).

**MICHAEL P. SENG, ESQ.**, is a Professor of Law at University of Illinois Chicago. He is the -Executive Director of Fair Housing Legal Support Center and he has authored many articles on civil rights and fair housing law. He is a co-founding presenter of the Fair Housing Laws and Litigation Conference.

**KEVIN STEIN, ESQ.**, 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.

**NAOMI SULTAN, ESQ.**, Naomi Sultan is a Supervising Attorney at Mental Health Advocacy Services, where she and her team enforce the fair housing rights of low-income people with mental health disabilities to prevent homelessness and foster housing stability.

**CHRISTOPHER VOGEL, ESQ.**, serves as the Program Compliance Branch Chief for HUD's Office of Fair Housing and Equal Opportunity in Denver, Colorado. He oversees the Department's fair housing compliance monitoring activities for Region VIII's six state jurisdictions: Colorado, Utah, Wyoming, Montana, North Dakota, and South Dakota.

**MICELLE WHITE, ESQ.**, is presently the executive director of the Affordable Housing Services, a non-profit real estate development company that specializes in producing units affordable to low and no income households. AHS also provides supportive services and other amenities. In connection with such housing development on behalf of low and no income households, Ms. White routinely becomes involved in fair housing and fair lending issues, for AHS' tenants are typically persons with disabilities and families of color with children. Ms. White was a member of the team of fair housing experts who assisted in drafting California's fair housing law, widely recognized as the strongest in the nation. AFFHSGSERVICES@SBCGLOBAL.NET.

**"I HEAR FROM MY INUIT AND YUPIK RELATIVES UP NORTH THAT  
EVERYTHING HAS CHANGED. IT'S SO HOT; THERE IS NOT ENOUGH  
WINTER. ANIMALS ARE CONFUSED. ICE IS MELTING."**

---

**JOY HARJO** (FIRST NATIVE AMERICAN WOMAN TO HOLD THE HONOR OF BEING THE INCUMBENT)



# FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021  
CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



## AGENDA - TUESDAY NOVEMBER 2ND, 2021

THEME — EXAMINING INEQUITIES AND DISPARITIES THROUGH FAIR HOUSING LENS

9:00/  
9:30

**Introductions - Opening Speaker: Mark Charles** -Teacher, Consultant, Author - “Unsettling Truths”

9:30/  
10:45

**Understanding the Diverse Culture(s) among Native American-Alaska Native and Other Underserved Populations?** (1 hour 15 minutes CLE)

**Speakers:** Cheryl Ann Kary, Standing Rock Sioux Tribe

11:00/  
12:15

**Fair Housing Protections for Persons with Disabilities - Who Are They? What Accommodations - Modifications and Access(Sect. 504) Do They Need? Connecting Health to Housing** (1 hour 15 minutes CLE)

**Speakers:** Naomi Sultan, Esq., Mental Health Advocacy Services  
Kevin LaChapelle, CEO, San Diego American Indian Health Center  
Denise McGranahan, Esq., Legal Aid Foundation of Los Angeles

**Breakout For Attorneys and Test Coordinators - When, Where and How** - Making the Best Use of Testing, Surveys, Mapping and Measuring Evidence in Fair Housing Cases - Part I

**Speakers:** Tracy McCracken, Esq., National Community Reinvestment Coalition  
Christopher Brancart, Esq., Brancart and Brancart  
Sara Pratt, Esq., Relman Colfax PLLC

12:15/  
1:00

### LUNCH

1:00/  
2:15

**NHLP is pleased to announce the release of two resources, co-published with the Poverty & Race Research Action Council (PRRAC), that explore how the obligation to affirmatively further fair housing applies to public housing authorities (PHAs) in California.** (1 hour 15 minutes CLE)

**Speakers:** Natalie Maxwell, Esq., National Housing Law Project  
Stella Adams, S. J Adams Consulting  
Peter Kye, Poverty & Race Research Action Council





# FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021  
CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



1:00/  
2:15

## **Breakout For Attorneys and Test Coordinators - Making the Best Use of Testing, Surveys and Mapping as Evidence in Fair Housing Cases - Discussing Old and Pandemic - Post-Pandemic Paradigms to Meet New Challenges Part II**

**Speakers:** Helen Consiglio, Enforcement Manager  
Molly Current, Project Sentinel  
Erica Hardwick- Southwest Fair Housing Council

## **EXTENDED BREAK - One Hour Fifteen Minutes**

3:30/  
4:45

## **Fair Housing 101- A Standard Fair Housing Course Covering the Provisions of the Fair Housing Act (1 hour 15 minutes CLE)**

**Speakers:** Michael Seng, Esq., University of Illinois Chicago Law School  
Beth Rosen-Prinz, Fair Housing Consultant, formerly with DFEH - Certificate for Registered HUD Housing Counselors/Others Needing Training Certificate awarded by FHCSD

## **DAY 1 ADJOURNS**

**“ALL MEN WERE MADE BROTHERS. THE EARTH IS THE MOTHER OF ALL PEOPLE, AND ALL PEOPLE SHOULD HAVE EQUAL RIGHTS UPON IT.”**

---

**CHIEF JOSEPH**



# FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021  
CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



## AGENDA - WEDNESDAY NOVEMBER 3RD, 2021

THEME — EXAMINING INEQUITIES AND DISPARITIES THROUGH FAIR HOUSING LENS

9:00/  
9:30

**Introductions - Opening Speaker: David Mendoza**, Project Director Fresno Native American & Business Development Center

**Speakers:** Scott Chang, Esq., National Fair Housing Alliance  
Desiree Hensley, Esq., University of Mississippi, School of Law  
Michael Seng, Esq., University Illinois Chicago Law School-  
Sheila Quinlan, Esq. -California Indian Legal Services

9:30/  
10:45

**A Tutorial for Native American and Indigenous/Other Housing Consumers- Step by Step-Things You must Know and Do When Filing a Fair Housing Complaint-Surviving Pandemic Evictions and Foreclosures** (1 hour 15 minutes CLE)

**Speakers:** Sheila Quinlan, Esq., California Indian Legal Services  
Denise McGranahan, Esq., Legal Aid Foundation of Los Angeles  
Marley Hochendoner, Northwest Fair Housing Alliance  
Kevin Stein, Esq. California Reinvestment Coalition

### BREAK

11:00/  
12:15

**Sources and Application of Fair Housing and Other Housing Regulations under Reservation and Urban Law Programs.** (1 hour 15 minutes CLE)

**Speakers:** Scott Chang, Esq., National Fair Housing Alliance  
Desiree Hensley, Esq., University of Mississippi, School of Law  
Michael Seng, Esq., University Illinois Chicago Law School-

### Breakout For Attorneys and Test Coordinators - Current Trends in Ethics and Professionalism

**Speakers:** Wendy L. Patrick, Esq. Career Trial Attorney  
Michael Crowley, Esq. Crowley Law Group, APC  
Chris Brancart, Esq., Brancart and Brancart

12:15/  
1:00

### LUNCH





## FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021  
CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



1:00/  
2:15

### **The State of Fair Housing, Mortgage Lending & Banking Services for Native Americans, Indigenous People and Immigrants in Urban and Rural America - Describing the Problems-Outlining Solutions** (1 hour 15 minutes CLE)

**Speakers:** Carly Bernardini, U. S. Department of Housing and Urban Development  
David Mendoza, Fresno Native American Business Center  
Todd Francis, Native Community Capital (NCC)  
Christopher Vogel, Esq., U. S. Department of Housing and Urban Development

**Breakout For Attorneys and Test Coordinators - Impact Litigation or on behalf of Individual Complainant(s)- Some Things for Pre-filing investigation and Trial Preparation are the Same-Some Are Not. Learn about Similarities and Differences.**

**Speakers:** Sara McCue, Esq. Baird Holm LLP  
Scott Chang, Esq., National Fair Housing Alliance  
Catherine Rodman, Esq., Affordable Housing Advocates

2:30/  
3:45

### **Affordable Housing - Disability Rights and Tenants' Rights are very Interrelated. Examining In-common, Lived-Experiences and Harms of Housing Discrimination-A Bird's Eye View of Enforcement Strategies - Showcasing Collaborations - Coalitions for Effective Solutions** (1 hour 15 minutes CLE)

**Speakers:** Laura Ann Fernea- San Diego Eviction Prevention Collaborative  
Michelle White, Esq., Affordable Housing Services  
Liza Cristol-Deman, Brancart and Brancart

## CONFERENCE ADJOURNS

**“ONE OF THE THINGS MY PARENTS TAUGHT ME, AND I’LL ALWAYS BE GRATEFUL FOR THE GIFT, IS TO NOT EVER LET ANYBODY ELSE DEFINE ME.”**

**WILMA MANKILLER**



## FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • FEBRUARY 10-12, 2021  
CELEBRATING 53 YEARS OF THE FAIR HOUSING ACT  
AND 28 YEARS OF OUR CONFERENCE.



## THE HISTORY OF THE FAIR HOUSING LAWS AND LITIGATION CONFERENCE SERIES

The Fair Housing Laws & Litigation Conference was first presented in 1993 as an idea whose time had come. The effort began as collaboration among several established fair housing agencies in the southern California area, then known as the Fair Housing Consortium of Southern California, two law schools and several fair housing attorneys. The founders believed this conference would fill a need to: produce more fair housing-trained attorneys in the region and state; better prepare those attorneys and advocates to work effectively together and in coordination to address housing discrimination cases; and provide a source of ongoing training updates for improving and honing the knowledge base and skills level of all fair housing practitioners.

The Conference's founding attorneys, agencies and law schools were: Christopher Brancart; John P. Relman; F. Willis Caruso; Michael P. Seng; Marilyn Brown; The Fair Housing Councils of San Diego, San Fernando Valley, Orange County, et al; The John Marshall Law School Fair Housing Legal Support Center (based in Chicago, IL); and the California Western School of Law in San Diego California.

The Fair Housing Laws & Litigation Conference has come a long way! What began as a gathering of fair housing professionals at which, we later jokingly commented, there were more presenters at the Speaker's Table than in the audience, has grown into a very popular and valuable conference with a large national and local following.

The Conference agenda and topical presentation has also expanded to meet the growing needs of several housing segments (beyond advocates and attorneys) to become more fair housing learned. In response, the

conference has planned and implemented educational tracts to address the needs of public housing authority personnel, CDBG entitlement jurisdictions and fair housing generalists, all of whom must meet objectives to "affirmatively further" fair housing. Future planning will involve possible tracts for builders, architects, appraisers, brokers and bankers.

To date, the Laws & Litigation Conference has been attended by thousands of attorneys, advocates, city government and community development personnel, industry professionals, property managers, law enforcement personnel, community-based organizations, human relations agencies, FHAP agencies and fair housing center staff and many more.

You will find a list of past conference presenters and their affiliations and other information about this conference series at [www.fhconference.com](http://www.fhconference.com). We take this opportunity to thank them for their contributions of expertise and excellence in support of the Fair Housing for our Future-Laws & Litigation conferences over the years.

Working together, we are making a difference!



# FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE • NOVEMBER 2-3, 2021

CELEBRATING AMERICAN INDIAN AND  
ALASKA NATIVE HERITAGE MONTH



Special Thanks to

---

**Cedar Grove Institute for Sustainable  
Communities, Inc.**

For their Contribution to Sponsor Registration Waivers for this Conference