



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE



**WOMEN - “THE AVANT GARDE”
ADVANCING HOUSING CIVIL
RIGHTS FOR ALL**

FEBRUARY 13, 15-16, 2024

Reuben V. Anderson



I write to convey a resounding welcome to those in attendance at the Fair Housing Laws and Litigation Conference-2024. You have come together as fair housing advocates, attorneys, law school students, government funders, those who are responsible for enforcing the laws, and many others, representing fair housing communities from across the State of Mississippi and other locations. You join the momentous 31st year event and the 2nd mobile program of this conference series.

The University of Mississippi-School of Law and the Fair Housing Council of San Diego, the founding organization, should be commended for such a collaboration as this one. In reading about the conference history and considering that state and federal fair housing laws have evolved over the course of time, it is a necessary purpose that you pursue through your conference events. Indeed, the time has come and continues for such a mission as yours.

That mission is to present an educational forum where discussions, debate, training, legislative and enforcement updates are a part of the annual agenda. The conferences also serve as platforms for framing strategies of the future. As the tenacles of fair housing laws have expanded, so have societal interests in meeting such expansion with additional housing civil rights protections.

There is no absence of bi-partisan laws on which to rely for fair housing goals achievement. A variety of federal and state fair housing laws are well settled. Congress passed the Civil Rights Act of 1866, over Andrew Johnson's presidential veto, to provide basic rights to freedmen, including the right to enforce contracts, to sue in court, and to sell or purchase land. *Brown v. Board of Education of Topeka*, 347 U.S. 483 (1954), rejected the separate but equal doctrine and ordered the desegregation of schools with a goal, over time, of eradicating segregated housing patterns.

Lyndon Johnson, with the counsel of Dr. Martin Luther King, Jr, and many others, signed the federal Fair Housing Act, protecting the right to live in housing and neighborhoods of choice without regard to race, color, religion, national origin, gender, disability or familial status. President Richard Nixon signed the Section 504 Rehabilitation Act of 1973. The Fair Housing Amendments Act, was enacted in 1988 to protect the housing rights of persons with physical and mental health disabilities, was signed by President George Bush. Executive Order 12892 of January 17, 1994, signed by President William Jefferson Clinton provided that the head of each executive agency is responsible for ensuring that its programs and activities relating to housing and urban development are administered in a manner affirmatively to further the goal of fair housing.

Modernly, with so much law at hand, we must turn to the will of the people and the community and rely on our government and the courts which we expect to act, under law, in the best interest of its citizenry. We can also rely upon the dedication, devotion and commitment of efforts like the ones undertaken here. I congratulate you for the work that you do.

Respectfully,

Reuben V. Anderson

Reuben V Anderson



FAIR HOUSING FOR OUR FUTURE LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE



FAIR HOUSING LAWS AND LITIGATION HONORED GUEST 2024

CHRISTOPHER BRANCART, ESQ. BRANCART AND BRANCART

Christopher Brancart is a partner in Brancart & Brancart, a law firm located in Pescadero, California, specializing in federal fair housing litigation. He practices with two partners, Elizabeth Brancart and Liza Cristol Deman.

Chris graduated with honors from the University of Texas School of Law in 1985. Following law school, he clerked for the Honorable Vincent McKusick, Chief Justice of Maine, and then taught appellate advocacy and administrative law at Western State University College of Law. From 1987 to 1989, he worked as a staff and then supervising attorney at the Legal Services Program in Pomona, California.

Since entering private practice in 1989, Chris has focused on litigating cases that expand fair housing rights, devising methods that improve fair housing investigations, and supporting fair housing attorneys and advocates through trainings and co-counseling.



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

WOMEN - "THE AVANT GARDE"

ADVANCING HOUSING CIVIL RIGHTS FOR ALL

Fifteen years before the 19th Amendment was ratified, granting American women the right to vote, suffragists representing all 50 states gathered in Portland, Oregon to erect a monument to a woman who cast a historic vote to a woman who cast a historic vote. The impressive 34-foot-tall copper statue of Sacagawea, the Lemhi Shoshone guide who helped the Lewis and Clark Expedition during its exploration of America's western territories, was intentionally symbolic: it memorialized an individual woman, was funded by women, sculpted by a woman artist, and conceived to promote women's suffrage.

The National American Woman Suffrage Association

FREE TRAINING



Who is this for?

This training is for any San Diego County housing providers and their staff, homeowners interested in renting a unit, housing placement organizations, housing developers, and everyone providing home rentals!



PROFESSIONAL DEVELOPMENT OPPORTUNITY FOR SAN DIEGO HOUSING PROVIDERS

Did you know that over 20% of all San Diegans come from a different country?

In California, where cultural diversity thrives, developing a proactive strategy for successfully renting to refugees is not only a more thoughtful approach, but it also makes good business sense.

Learn the **cross-cultural communication** skills and know-how about **refugees' financial and legal status** to ensure your housing strategy is **refugee inclusive**.

Earn your certificate in The Tenant Connection and enjoy easier, more efficient communication with all your tenants!



Scan this QR code or contact Dania Brett, dbrett@ncrconline.com (619) 657-6512, for details and to sign up!

Funded by San Diego County-HSEC-OIRA and delivered by the National Conflict Resolution Center at no-cost to you.



DEPARTMENT OF HOMELESS SOLUTIONS & EQUITABLE COMMUNITIES/
OFFICE OF IMMIGRANT AND REFUGEE AFFAIRS



**NATIONAL
CONFLICT
RESOLUTION
CENTER**



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE



THE DANGER ZONE IS EVERYWHERE

**HOW HOUSING
DISCRIMINATION
HARMS HEALTH AND
STEALS WEALTH**

GEORGE LIPSITZ

“

Why are you sitting here? “Because I paid my fare, and it is my constitutional right.”

Claudette Colin

THE BLACK TAX

**150 Years of Theft, Exploitation, and
Dispossession in America**

ANDREW W. KAHRL

“It is impossible to overstate the significance of *The Black Tax*. It is quite clearly one of the most important books of our time.”

—GEORGE LIPSITZ, author of *The Possessive Investment in Whiteness*

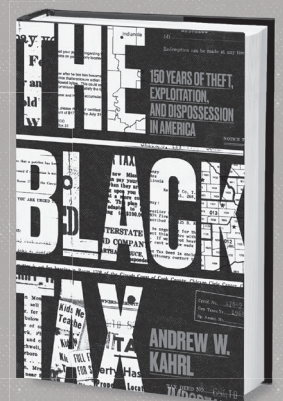
“*The Black Tax* is a meticulously researched gem that explores state and local tax policy as one of the root causes of the Black-white wealth gap.”

—Dorothy Brown, author of *The Whiteness of Wealth*

“*The Black Tax* changes forever how we will talk about property, racism, and the public’s money. Kahrl’s timely book makes the complex political implications of unjust taxation simple and plain: Black people have been overpaying for America’s democracy. Reparations, long overdue, would merely be a refund.”

—N. D. B. Connolly, author of *A World More Concrete*

Cloth \$32.50



THE UNIVERSITY OF CHICAGO PRESS www.press.uchicago.edu



FAIR HOUSING FOR OUR FUTURE LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

ROSTER OF SPEAKERS

Special Guest & Luncheon Speaker

16 February 2024



Shirley N. Weber, Phd.
California Secretary Of State

2024 Conference Honored Guest



Christopher Brancart, Esq.
Brancart & Brancart

Opening Speakers



Cashauna Hill, Esq.,
The Redress Project



Sonia Jarvis, Esq.
Baruch College Cuny



FAIR HOUSING FOR OUR FUTURE LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

FAIR HOUSING 2024 HEROES AND HEROINES AWARD RECIPIENTS



Tamar Hagler, Esq.
U. S. Department Of Justice



Denise Mcgranahan, Esq.
Santa Monica City Attorney's
Office



Gary Rhoades, Esq.
Fair Housing Civil Rights
Attorney And Author



Maria Ruiz
University Illinois Chicago

See Speaker Bios at
www.fhconference.com

THE H.A. SCOTT, SR. HOUSING AND COMMUNITY EDUCATION PROGRAM (HCEP)

Do Tenants, Property Owners, Managers,
Affordable Housing Developers

Know Enough About Housing Rights,
Responsibilities, Remedies and Resources?





FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

ROSTER OF SPEAKERS

Stella Adams, S J Adams Consulting

Taylor Alsobrooks, Trial Attorney, HUD Office of Regional Counsel, Reg. VI

Roshun Austin, President and CEO, "The Works" Memphis

Greg Bonett, Esq., Public Counsel

Christopher Brancart, Esq. Brancart and Brancart

Matt Brown, Anti-Defamation League

Kiyadh Burt, Director, Hope Policy Institute.

Vanessa Bullock, West Tennessee Legal Services

Scott Chang, Esq., National Fair Housing Alliance

Erwin Chemerinsky, Dean, Berkeley School of Law

Jade Craig, Esq., Professor, NOVA Southeastern University Law

Kathy Eglund, Education, Economics, Environmental, Climate and Health Organization

Sean Elo-Rivera, City Council President City of San Diego.

Denise Fondren, Esq., Hickman Fondren, PLLC Jordan Hughes,

Ricardo Flores, Local Initiatives Support Corporation

Lynn Grosso, Esq., U. S. Department of Housing and Urban Development

Tamar Hagler, Esq. U. S, Department of Justice

Desiree Hensley, Esq., Professor, University of Mississippi School of Law

Dr. George Hightower, UC San Diego/Rady Children's Hospital for Pediatric Dermatology

Cashauna Hill, Esq., The Redress Project

Jodi Hill, Esq., Staff Attorney, Louisiana Fair Housing Action Center

Marley Hochendoner, Esq., Northwest Fair Housing Alliance

Madeline Howard, Esq., The Western Center on Law and Poverty

Jordan Hughes, Esq., Adjunct Faculty, University of Mississippi School of Law

Margaret Jackson, Esq., University of North Dakota School of Law

Sonia R. Jarvis, Esq., Baruch College CUNY

Lauren Jee, Esq., Office for Civil Rights, U. S. Department of Health, and Human Services

Carol Johnson, Esq. Johnson Consulting

Ge' Andra Johnson, Esq., Johnson Legal, PLLC

Ann Moss Joyner, President, Cedar Grove Institute for Sustainable Communities, Inc.,

Brian Levin, Esq. Commissioner, California Commission on the State of Hate

Ayesha Lewis, Esq., Disability Rights Education & Defense Fund

George Lipsitz - Professor Emeriti, UC Santa Barbara

Jeffrey May, International Development and Planning, L LC

Denise McGranahan, Esq., Santa Monica City Attorney's Office



FAIR HOUSING FOR OUR FUTURE LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

Foluke Nunn, Community Organizer, National Campaign Against Millennia

Zoe Ann Olson, Esq., Intermountain Fair Housing Council

Melinda Opperman, Springboard Nonprofit Consumer Credit Management, Inc. d/b/a Credit.org.

Rasheedah Phillips, Esq. PolicyLink

Beth Rosen Prinz, Fair Housing Consultant

Wendy L. Patrick, J.D., Ph.D., Career Prosecutor

Daniele Purifoy, University of North Carolina

Gary Rhoades, Esq., Civil Rights Attorney and Author

Michelle Rydz, High Plains Fair Housing Center

Louise Seamster, University of Iowa, Courtesy Appointment in the College of Law

Michael Seng, Esq., University Illinois Chicago

Kevin Stein, Esq., Rise Economy and California Reinvestment Coalition

Yolanda Taylor, Esq. Yolanda L. Taylor Law Firm, PLLC

Deborah Thrope, Esq., National Housing Law Project

Michelle Uzeta, Esq., Disability Rights Education & Defense Fund

Ken Walden, Esq., Access Living of Metropolitan Chicago

Shirley N. Weber, Ph.D., California Secretary of State

Acknowledging Attorney Reuben Anderson,

Guest Writer to Welcome Speakers and Attendees
Reuben V. Anderson has practiced law for fifty-seven years. He is first African-American Supreme Court Justice in Mississippi where he served from 1985 to 1991. Other key positions have included: Circuit Court Judge for the 7th Circuit Court District, 1982-85; County Court Judge for Hinds County, 1977-82; Municipal Judge for the City of Jackson, 1976-77; Partner, Anderson, Banks, Nichols & Stewart, 1968-77; Mississippi Associate Counsel, NAACP Legal Defense and Educational Fund, Inc., 1967-75; Jamie L. Whitten Chair of Law and Government at the University of Mississippi, Fall of 1995. Note A point of personal pride he is the undergraduate classmate of Mary Scott Knoll.

The Housing Rights Center applauds **Christopher Brancart**, and the three 2024 Fair Housing Heroes and Heroines Recipients: **Maria Ruiz**, University of Illinois Chicago's Grant Manager; **Denise McGranahan**, Deputy City Attorney of Santa Monica City Attorney's Office, and long-time partner; and last but definitely not least, **Gary Rhoades**, Civil Rights Attorney, Author, and HRC's past Director of Litigation.

JOIN US!
HRC'S 25TH ANNUAL HOUSING RIGHTS SUMMIT IS TAKING PLACE ON APRIL 8TH, AT THE CALIFORNIA ENDOWMENT IN LOS ANGELES. SIGN UP FOR EMAIL UPDATES TO RESERVE YOUR SPOT.



HRC
HOUSING RIGHTS CENTER
WORKING FOR JUSTICE AND EQUALITY IN HOUSING

LSC SAN DIEGO



Proud Sponsors of the San Diego Black Homebuyer Program

An affirmative, asset-building initiative that provides down payment and/or closing cost assistance for eligible Black first-time homebuyers

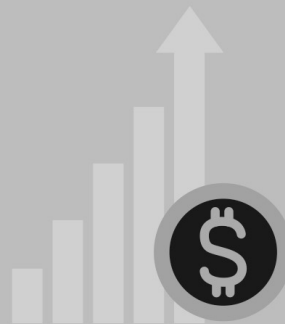


**39 families
served
in 2022**



**Average price
of home
purchased:**

\$395,808.82



**Total Wealth
Generation after
13 months:**

\$2,346,713.00



**Black Homebuyers
Purchased Homes in
the following
Neighborhoods:**

**San Diego (33%)
El Cajon (18%)
National City (15%)
Escondido (13%)
Spring Valley (8%)**



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

AGENDA -TUESDAY FEBRUARY 13, 2024 (VIRTUAL MEETING)

8:00 - 8:30 AM CST

Webinar is live! (Join Early for Technical Assistance & Set up)

8:30 - 8:45 AM CST

Welcome Remarks

Tamar Hagler, Esq., U. S. Department of Justice

8:45- 10:00 AM CST

Fair Housing 101 Fair Housing Act Refresher and Intro for New Housing Rights Advocates & Attorneys

Speakers

Michael Seng, Esq., Professor, University of Illinois, Chicago

Beth Rosen-Prinz, former Deputy Director, California Department Fair Employment and Housing

Moderator -

Desiree Hensley, Esq., Professor, University of Mississippi School of Law

10:00 - 10:30 AM CST

U.S. Supreme Court Update

Erwin Chemerinsky, Dean, Berkeley School of Law

10:30 - 10:40 AM CST

BREAK

10:40 - 12:00 AM CST

Fair Housing 201 - Reasonable Accommodations and Modifications, Protecting the Housing Rights of Disabled Persons, and their Families

Speakers

Taylor Alsobrooks, Trial Attorney, HUD Office of Regional Counsel, Region VI

Vanessa Bullock, West Tennessee Legal Services

Ayesha Lewis, Esq., Staff Attorney, Disability Rights Education & Defense Fund

Moderator -

Jordan Hughes, Esq., Adjunct faculty and research counsel, University of Mississippi School of Law



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

12:00 - 12:30 PM CST

Lunch

12:30 - 1:45 PM CST

How Economic and Environmental Disparities Affect Housing Rights

Speakers -

Jade Craig, Esq., Professor, NOVA Southeastern University Law

Foluke Nunn, Community Organizer, National Campaign Against Millennia

Ann Moss Joyner, President, Cedar Grove Institute for Sustainable Communities, Inc., Mebane, NC

Kathy Eglund, Co-founder of the Education, Economics, Environmental, Climate and Health Organization (EEEECHO) and Chair, NAACP Environmental and Climate Justice Committee, Gulfport, MS

Moderator -

Desiree Hensley, Esq., Professor, University of Mississippi School of Law

1:45 - 2:00 PM CST

BREAK

2:00 - 3:15 PM CST

Women's Health, Sexual and Domestic Violence, and Fair Housing

Speakers -

Lauren Jee, Esq., Principal Deputy Director at the Office for Civil Rights, United States Department of Health and Human Services

Jodi Hill, Esq., Staff Attorney, Louisiana Fair Housing Action Center

Denise Fondren, Esq., Partner, Hickman Fondren, PLLC

Moderator -

Jordan Hughes, Esq., Adjunct faculty and research counsel, the University of Mississippi School of Law

3:15 - 3:30 PM CST

BREAK



FAIR HOUSING FOR OUR FUTURE LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

3:30 - 4:45 PM CST

Affirmatively Furthering Fair Housing: Legal and Practical Barriers to Providing High Quality Housing in High Opportunity Areas in the Rural South

Speakers -

Roshun Austin, President and CEO, "The Works" Memphis

Kiyadh Burt, Director, Hope Policy Institute.

Jade Craig, Esq., Professor, NOVA Southeastern University Law

Moderator -

Desiree Hensley, Esq., Professor, University of Mississippi School of Law

DAY 1 ADJOURNS

Credit.org Congratulates

The Fair Housing Council of San Diego

On this occasion of your 31st Fair Housing For Our Future Laws & Litigation Conference.



Struggling to make your rent? Your mortgage? Not sure of your options?

Credit.org is a non-profit U.S. Department of Housing and Urban Development (HUD) approved housing counseling organization offering rental eviction and foreclosure prevention counseling at no-charge. We affirmatively further fair housing for classes protected under the Fair Housing Act.

credit.org

We are here to help

Call us today!

1 (800) 431-8157

Credit.org is an independent nonprofit financial counseling agency and is not affiliated with any mortgage, lending or servicing provider.



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

THURSDAY FEBRUARY 15, 2024 - LIVE! IN SAN DIEGO

9:00 - 9:30AM

Welcoming and Greetings

Opening Speaker Cashauna Hill, Esq., The Redress Project

9:30 - 10:45 AM

Breakout "At Risk? Civil Rights Tester and Organization's Ability to Sue."

Speakers -

Michelle Uzeta, Esq., Disability Rights Education & Defense Fund

Cashuana Hill, Esq., The Redress Project

Scott Chang, Esq., National Fair Housing Alliance

Moderator -

Ashley Richardson, Esq., Mississippi Center for Justice

Breakout Analytics for Equity: The Importance of Robust, Real-time data for Designing and Implementing Housing Programs that Effectively address Racial Disparities

Speakers -

Madeline Howard, Esq., The Western Center on Law and Poverty

Rasheedah Phillips, PolicyLink

Greg Bonett, Esq., Public Counsel

Moderator -

Stella Adams, S J Consulting

11:00 - 12:15 PM

(Virtual) Emerging Research Findings: Creative Extraction, Housing and Health

Speakers -

George Lipsitz, Research Professor Emeritus of Black Studies and Sociology, UC, SB

Danielle Purifoy, University of North Carolina at Chapel Hill

Louise Seamster, University of Iowa Courtesy Appointment in the College of Law



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

12:15 - 1:15PM

Luncheon Programme -

Special Honored Guest
Christopher Brancart, Esq.
Brancart and Brancart

1:15 - 1:30PM

BREAK

1:30 - 2:45PM

Breakout - Back by Popular Demand- Creating New Paradigms for Fair Housing. The Vitality and Value of Law school-based Fair Housing Clinical Programs.

Speakers -

Margaret Jackson, Esq., University of North Dakota School of Law
Michelle Rydz, High Plains Fair Housing Center
Yolanda Taylor, Esq. Yolanda L. Taylor Law Firm, PLLC d/b/a (I)

Moderator-

Katya Matlock, Esq., Mississippi Center for Justice

Breakout "Affirmatively Furthering Fair Housing" Must Involve Non-Litigation Solutions --Illustrating Community and Civic Commitment - Highlighting The Role of Non-Profit Organizations

Speakers -

Sean Elo-Rivera, -City Council President City of San Diego Residential Tenant Protections Ordinance to Prevent Displacement and Homelessness.

Ricardo Flores, LISC's, Local Initiatives Support Corporation

Melinda Opperman, Springboard Nonprofit Consumer Credit Management, Inc. d/b/a Credit.org.

Deborah Thrope, Esq., National Housing Law Project

Moderator-

Sam Miller, CEO, Palmetto Consultations, LLC



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

2:45 - 3:00PM

BREAK

3:00 - 4:15PM

**Litigating a Case Involving Sexual Harassment in Housing –
Overcoming Unique Challenges.**

Speakers -

Chris Brancart, Esq., Brancart and Brancart

Ge'Andra Johnson, Esq., Johnson Legal, P.L.L.C.

Marley Hochendoner, Esq., Northwest Fair Housing Alliance

Moderator-

Carol Johnson, Esq., Johnson Consulting Group

4:15 - 4:30PM

BREAK

4:30 - 5:30PM

Fair Housing and Fair Lending Updates

Speakers -

Kevin Stein, Esq., Rise Economy

Stella Adams, S J Consulting

Jeffrey May, International Development and Planning, L. L. C

Zoe Ann Olson, Esq., Intermountain Fair Housing Council

Moderator-

Marley Hochendoner, Esq. Northwest Fair Housing Alliance

DAY 2 ADJOURNS

RECEPTION - An Original Performance

Celebrating Black History and Women's History Months

Community Actors Theater

Jeannie Hamilton Playwright-Director & Troupe



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

FRIDAY FEBRUARY 16, 2024 - LIVE! IN SAN DIEGO

9:00 - 9:30AM

Opening Speaker Sonia R. Jarvis, Baruch College CUNY (Virtual)

Introduction - Sam Miller-CEO, Palmetto Consultations, LLC

Presenting Fair Housing Heroes and Heroines Recipients-2024

Tamar Hagler, Esq. U. S. Department of Justice

Denise McGranahan, Esq. Santa Monica City Attorney's Office

Gary Rhoades, Civil Rights Attorney and Author

Maria Ruiz, Fair Housing Center Grants and Contracts Associate UIC

9:30 - 10:45AM

Discrimination in Tenant Screening

Speaker-

Denise McGranahan, Esq., Santa Monica City Attorney's Office

Ken Walden, Esq., Access Living of Metropolitan Chicago

Gary Rhoades, Esq., Civil Rights Attorney and Author

Michelle Uzeta, Esq., Disability Rights Education & Defense Fund

Moderator-

Pua Marquez., Housing & Consumer Unit, Legal Aid Society of Hawai'i

BREAK

11:00 - 12:15PM

Breakout Hate Crimes Updates and Damages to Total Communities-The Impact on Housing Civil Rights

Speaker-

Brian Levin, Esq. Commissioner, California Commission on the State of Hate

Tamar Hagler, Esq. U. S. Department of Justice

Matt Brown, Director of Incident Response Anti-Defamation League

Moderator-

Zoe Olson, Esq., Intermountain Fair Housing Council

Wendy L. Patrick is a career prosecutor,



FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

11:00 - 12:15PM

Breakout Ethics for Attorneys and Advocates- Enforcing the “Snitch Rule” - The Challenge of Promoting Accountability by Reporting Fellow Attorneys

Wendy L. Patrick, Esq. Career Prosecutor

12:15 - 1:15PM

LUNCHEON PROGRAMME

Shirley N. Weber, Ph.D.
California Secretary of State

1:30 - 2:45PM

Measuring Damages Through the Eyes of Expert Researcher An Update on Housing Discrimination and Damages to Children-

Dr. George Hightower, UC San Diego/Rady Children’s Hospital for Pediatric Dermatology

An “Avant Garde” Birdseye View -Assessments of Enforcement-Legislation and Initiatives for the Fair Housing Future

Stella Adams, S J Adams Consulting
Tamar Hagler, Esq., U. S. Department of Justice
Carol Johnson, Esq., Johnson Consulting Group
Deborah Thrope, Esq., National Housing Law Project
Ge’ Andra Johnson, Esq., Johnson Legal, P.L.L.C.
Marley Hochendoner, Esq., Northwest Fair Housing Alliance
Lynn Grosso, Esq., U. S. Department of Housing and Urban Development

2:45 - 3:45PM

Strategic Planning & Briefing Meeting-Fair Housing Centers Southern California Fair Housing Consortium & Guest-Northern California Fair Housing Consortium.

DAY 3 CONFERENCE ADJOURNS



FAIR HOUSING FOR OUR FUTURE LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

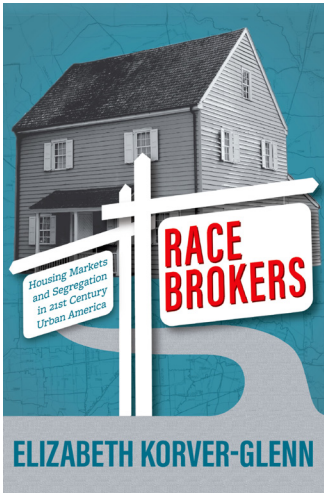
CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE

“

Real change, enduring
change, happens one step
at a time.”

Ruth Bader Ginsburg

Race Brokers Housing Markets and Segregation in 21st Century Urban America



Winner, 2023 Viviana Zelizer Award
Winner, 2023 Robert E. Park Award

How is it that America's cities remain almost as segregated as they were fifty years ago? In *Race Brokers*, Elizabeth Korver-Glenn examines how housing market professionals—including housing developers, real estate agents, mortgage lenders, and appraisers—construct contemporary urban housing markets in ways that contribute to neighborhood inequality and racial segregation. Drawing on extensive ethnographic and interview data collected in Houston, Texas, Korver-Glenn shows how these professionals, especially those who are White, use racist tools to build a fundamentally unequal housing market and are even encouraged to apply racist ideas to market activity and interactions.

- Uses multiple methods, including interviews and ethnography
- Includes never-before published data on real estate professionals
- Highlights four types of real estate professionals key to the housing exchange process sequentially across chapters
- Focuses on the case of Houston's housing market, a relatively understudied but theoretically compelling city

THE AUTHOR:

Elizabeth Korver-Glenn is Assistant Professor of Sociology at Washington University, St. Louis. Her award-winning research has been published in *American Sociological Review*, *Social Problems*, *Social Currents*, *Sociology of Race and Ethnicity*, and *City & Community*, among other peer-reviewed outlets. Her work has also been featured in national news outlets, including *The Washington Post*.

April 2021
Paperback
9780190063870
240 pages

30%
OFF!

~~\$29.99~~
\$20.99

Order online at
<https://global.oup.com/academic> with
promotion code **ASFLYQ6** to save 30%!



**Best Wishes to
MARY SCOTT KNOLL
For A Successful
Fair Housing Council
Conference**



**With Thanks & Admiration
from the
Executive Board
of the
American Bridge
Association**

☆ **Western Section** ☆



BANC OF CALIFORNIA

INTERNATIONAL DEVELOPMENT AND PLANNING, LLC

Urban & Regional Planning | Data Analysis | Technical Assistance & Training



International Development and Planning, LLC is a minority-owned planning and consulting firm with a team of associates who represent over 50 years of planning and project management experience in both public and private sectors. Our team members have assisted government agencies, nonprofits, and private clients with plans, studies, analyses, and strategies to develop and preserve community and economic development investments.

DATA ANALYSIS

Developed databases and generated maps to analyze census data with clients' data sets, and provide market analysis of similar service providers for large-scale, child services agency.

URBAN & REGIONAL PLANNING

Assisted a state university, state economic development agency, and local community housing development organization to analyze data informing the selection of sites for residential and commercial projects.

TECHNICAL ASSISTANCE & TRAINING

Provided technical assistance and conducted comprehensive training in affordable housing, fair housing planning, and fair lending for government, housing, banking and nonprofit professionals.

- Fair Housing Training
- Analysis of Impediments
- Consolidated Planning
- HMDA Data Analysis
- Program Development
- Project Management

For more information, please visit our website at:

www.internationaldevelopmentandplanning.com or contact us via email at: info@intldp.com.

EXPRESSIONS TO CHRISTOPHER BRANCART, ESQ.



Tribute to an Honoree with a Flair for Acronyms

– Bob Schwemm

California charisma king!

Housing discrimination's undaunted foe

Righteous without arrogance

Introvert? No way!

Socal = his latest triumph

Best partner-picker

Researcher without rival

Arkansas tree-owner

Ninth Circuit = only one of his conquered forums

Covid: what Schwemm got in January or this would've been better

Always learning – Always teaching – Always citing *Arlington Heights*

Really, more “R”s? (This is getting tough!)

Texas boyhood

Dear Chris,

You are a giant in fair housing, and I'm truly glad you are getting the recognition you deserve! Your drive, determination, smarts, and creativity have put you at the forefront of fair housing litigation. I remember decades ago talking with you when I was at Sentinel Fair Housing about fair housing cases, and you asked all kinds of incisive questions about how we carried out investigations, etc. You have built up a great practice and if you are not (yet) a household name, you are certainly a name everyone in the fair housing world recognizes as being part of some landmark cases. Thank you for all your leadership and passion in advancing civil rights!

Caroline Peattie

Executive Director

Fair Housing Advocates of Northern California (FHANC)

EXPRESSIONS TO CHRISTOPHER BRANCART, ESQ.

"Chris Brancart is a champion of fair housing and understands how to do this critical work in a holistic way. In addition to his exceptional advocacy for clients, which regularly results in significant outcomes, Chris makes consistent efforts to further fair housing in other ways. As a relatively young attorney, I have had the privilege of working with Chris on two cases. He sees the importance of imparting the skills and wisdom he has gathered during his career, enabling those he works with to learn and develop their own practice. He is unfailingly kind, patient, and understands that there is value not only in getting to the destination, but in the journey along the way. The Legal Aid Society of Hawaii is grateful to Chris for his contributions to advocating for fair housing rights in Hawaii and look forward to continuing to collaborate in the years ahead."

Nicholas Severson, Managing Attorney, Housing & Consumer Unit, Legal Aid Society of Hawaii.

"Congratulations, Chris Brancart, on your outstanding success in fair housing litigation. The many precedents you established have been enormously influential throughout the country. You have always been, and still are, one of my heroes!"

Stephen M. Dane,
Dane Law LLC, Fair Housing Attorney

Congratulations!

Michael Seng

and Amy, Nadine, Allan, Ann, George,
Leslie, and Reinaldo

Elizabeth, Liza, and Chris
Brancart & Brancart



EXPRESSIONS TO CHRISTOPHER BRANCART, ESQ.

I have known Chris personally since 1999, first as fair housing program director at the Austin Tenant's Council when we needed help with training local cooperating attorneys who wanted to take housing discrimination cases from ATC. He was so excited to train attorneys to take fair housing claims. Directors and staff of the San Antonio Fair Housing Council, Greater Houston Fair Housing Council, City of Austin and State of Texas Human Rights Commission received training. Chris may have accepted lunch from us, not much more as he timed his trip to Austin to a vacation. Of course, he had a captive and interactive audience. After that training, the ATC Cooperating Attorney Referral Program grew to over 20 cooperating attorneys.

Since January 2005, I have served with the Metropolitan Fair Housing Council of Oklahoma. I served with Metro in the late 1970's and mid-1980's. Around late 2013, a Black, female property manager came to Metro stating the owner was sexually harassing her. She overheard Metro's telephone call to the owner from our staff attorney Lydia Green. (FYI, she is now an Oklahoma County Judge). This manager had a brown paper bag of tenant receipts and contact phone numbers of other tenants she believed were harassed as well.

We had complaints back to 2008 about the owner, but nothing stuck. We reached out to Chris. Our combined cases settled for \$800,000. (See Case 5:15-cv-01331-HE (Consolidated Number). Chris referred the case to DOJ who identified additional women. In August 2021 DOJ settled for \$1.25 million. (Case No. CIV-18-00945-JD).

I give you this history of our experiences with Chris so you will know how much we appreciate him. We can call him when seeking advice on cases, he voluntarily mentored Metro's then staff attorney Ge'Andra Johnson, and served with her as co-counsel in her first disability discrimination lawsuit that settled for \$50,000.

Mary Dulan

Metropolitan Fair Housing Council of Oklahoma, Inc

"Congratulations Chris on 35 years of Fair Housing work! Glad we did it together!"

Liza Cristol-Deman,

Liz Brancart, and Heather Collins

EXPRESSIONS TO CHRISTOPHER BRANCART, ESQ.

I first met Chris Brancart in 1994 when I took over the newly established Housing Unit at what was then the California Department of Fair Employment & Housing (now California's Civil Rights Agency). I was attending a HUD-sponsored Fair Housing workshop in Los Angeles, my first event in this new role, and I was looking forward to meeting the members of the fair housing community. To say I was impressed by Chris is an understatement. Dynamic and compelling, he presented the essentials of fair housing law and reminded his audience of their responsibilities in this arena. In the years since then, I have had the pleasure of participating in many such workshops/conferences, always learning, always feeling that renewal of commitment that Chris engenders. And let me not forget to mention how he entertained his audiences, capturing our attention immediately with a whimsical presentation – appearing in a bright yellow rain slicker (“fair housing is like a raincoat”) or carrying a box of doughnuts (“fair housing is like a doughnut”). But always, underlying the light-heartedness, was the serious message -fair housing is not an option, it's the law and we all have a crucial role to play in promoting and enforcing these laws in our respective communities. Over the years, his knowledge, experience, and passion have been a moving force in the fair housing community. It was clear that he never hesitated to provide support and assistance and yes, constructive criticism, when deemed necessary. Not only has he achieved major successes in the many cases he has handled but he has continued to inspire fair housing advocates across the country.

I welcome this opportunity to celebrate Chris and congratulate him on his achievements and contributions. He is surely a shining star in this wonderful committed community!

With best wishes,

Beth Rosen-Prinz

former Deputy Director, California Department Fair Employment and Housing



REGISTER TODAY!
APRIL 17, 2024

2024 *Inland Empire*
HOUSING CONFERENCE





A stronger America starts with stronger communities.

At First Citizens Bank, we've long known our communities are the foundation of our society. Strengthen them, and we all benefit. That's why our \$16 billion Community Benefits Plan supports investing in affordable housing, small businesses and community development in low- and moderate-income areas. Learn more about this program at firstcitizens.com. **First Citizens Bank. Forever First.®**

firstcitizens.com



First Citizens Bank
forever first®

Building a community of possible.



U.S. Bank strives to make a positive impact in the community. That's why we support community events that bring us together for the greater good. When we work together, anything is possible.

U.S. Bank is proud to support the Fair Housing Council of San Diego.

San Diego Main
600 West Broadway, Suite 100, San Diego, CA 92101-3311





FAIR HOUSING FOR OUR FUTURE

LAWS & LITIGATION CONFERENCE

FEBRUARY 13, 2024 (VIRTUAL) 2ND ANNUAL MOBILE CONFERENCE COMPONENT

SPECIAL GUEST CO-SPONSOR: THE UNIVERSITY OF MISSISSIPPI - SCHOOL OF LAW

FEBRUARY 15-16, 2024 (LIVE) SAN DIEGO, CA

CELEBRATING 56 YEARS OF THE FAIR HOUSING ACT AND 31 YEARS OF OUR CONFERENCE



**THANK YOU TO OUR
SPONSORS!**