

#HousingMobility2018

THE 7TH NATIONAL
CONFERENCE ON
HOUSING
MOBILITY

OCTOBER 16 - 17, 2018

WASHINGTON, DC

PRRAC
*Poverty & Race
Research Action Council*

**Mobility
Works** 

CLPHA
Strengthening Neighborhoods. Improving Lives.



THE 7TH NATIONAL CONFERENCE ON HOUSING MOBILITY



INTRODUCTION

Welcome to the 7th National Housing Mobility Conference! We are here because we understand the value of housing mobility for our residents, and the crucial role housing mobility plays in a larger metropolitan housing policy. 2018 is a pivotal moment for the housing mobility “movement” – with bipartisan congressional support for the housing mobility demonstration bill, the growth of the Mobility Works technical assistance group, and the release of the *Opportunity Atlas* from Raj Chetty and colleagues, further demonstrating the economic mobility potential of housing mobility. These events present an important opportunity to bring public housing authorities and practitioners together to find new ways to collaborate on mobility efforts. We hope you enjoy your time in DC, and that we can all continue to learn from each other in the coming year.

— Phil Tegeler, PRRAC and Sunia Zaterman, CLPHA

CONFERENCE AGENDA

DAY 1 20 F STREET NW CONFERENCE CENTER

8:15 – 9:00am REGISTRATION, sign-in, Coffee/light breakfast

9:00 – 9:30 WELCOME:
How PHAs, Advocates and Mobility Practitioners
Can Collaborate to Improve Outcomes for
Voucher Holders
(Sunia Zaterman, CLPHA; Philip Tegeler, PRRAC)

9:30 – 10:45 PANEL 1:
The Promise of Effective Housing Mobility
Programs (Andrea Juracek, Housing Choice
Partners, Moderator)

- Brief overview of rental assistance programs and housing mobility (Alison Bell, CBPP)
- Panelists from Dallas, Chicago and Baltimore share the components of what makes a full housing mobility program work (Shamira Lawrence, Inclusive Communities Project; Catherine Johnson, Housing Choice Partners; Sheila Proano, Baltimore Regional Housing Partnership)

10:45 – 11:00 BREAK

11:00 – 12:30 PANEL 2:
Research Update: New Insights into Housing
Mobility Implementation and Outcomes
(Deb Gross, CLPHA, Moderator)

- Source of Income discrimination: findings from the HUD study (Martha Galvez, Urban Institute)
- “Tempting the Opportunity Landlord” (Eva Rosen/Philip Garboden/Jennifer Cossyleon)
- Health research overview; housing mobility and asthma (Craig Pollack, Johns Hopkins University)

12:30 LUNCH

DAY 1 CONTINUED

1:00 – 1:45

PANEL 3:
Resident Perspectives on Housing Mobility
(Andrea Juracek, Housing Choice Partners;
Sheila Proano, Baltimore Regional Housing
Partnership, Moderators)

1:45 – 3:30

PANEL 4:
Funding Housing Mobility
(Barbara Sard, Moderator)

A conversation with congressional staff

- Clinton Jones, Chief Housing and Insurance Counsel, House Financial Services Committee (Majority)
- Jennifer Shapiro, Chief of Staff, Office of Congressman Emanuel Cleaver, (D-MO 05)
- Karolina Arias, Policy Advisor, Office of Senator Chris Van Hollen (D-MD)

Break

A conversation with foundations and grantees

- Foundation perspectives on housing mobility (Fred Karnas, Kresge Foundation)
- Approaching local foundations (Brenda Hicks, HOME VA)

3:30 – 3:45

BREAK

3:45 – 5:00

PANEL 5:
**Choice-Mobility in the Rental Assistance
Demonstration** (Megan Haberle, PRRAC, Moderator)

- PRRAC findings on early Choice-Mobility implementation (Brian Knudsen, PRRAC)

continued

DAY 1 CONTINUED

- Implementation of Choice-Mobility in Cook County (Sheryl Seiling, Housing Authority of Cook County)
- Perspectives from the HUD RAD office (Tom Davis, HUD Office of Recapitalization)

5:00 PREVIEW OF DAY 2

5:15 RECEPTION & PRESENTATION

DAY 2

KAISER PERMANENTE CENTER FOR TOTAL HEALTH

700 SECOND ST. NE, WASHINGTON, DC 20002

8:00 – 8:30am REGISTRATION, sign-in
Coffee/light breakfast

8:30 – 9:00 WELCOME, Recap of Day 1, Goals for Day 2
(Philip Tegeler, PRRAC; Stephen Norman, KCHA)

9:00 – 10:00 PANEL 1:
Forming Regional Partnerships to Promote
Mobility (Greg Russ, Minneapolis Public Housing
Authority, Moderator)

- St. Louis and St. Louis County (Susan Rollins, Housing Authority of St. Louis County)
- Milwaukee's proposed 3-agency mobility program (Ken Barbeau, Milwaukee Housing Authority; Kori Schneider Peragine, Milwaukee Fair Housing Council)
- Seattle-King County partnership and the CMTO project (Andrew Lofton, Seattle Housing Authority)

10:00 – 10:15 BREAK

DAY 2 CONTINUED

10:15 – 11:30

PANEL 2:

Promising Mobility Strategies

(Demetria McCain, ICP, Moderator)

- Landlord recruitment strategies (Dinsiri Fikru and Eva Trimble, NYC Department of Housing Preservation and Development; Stefanie DeLuca, Johns Hopkins University)
- Recruiting families into the program (Janie Oliphant, Ascend STL)
- Addressing barriers to family success (Brendan Goodwin, Massachusetts Department of Housing and Community Development and Alexandra Curley, The American City Coalition)

11:30 – 12:00

LUNCH

12:00 – 3:00

BREAKOUT SESSIONS

Choice of three sessions:

- Establishing program goals and measuring them
- Direct counseling practices
- Selecting target opportunity areas and payment standards
- HCV administrative best practices to promote mobility and attract landlords
- Bringing mobility programs to scale within a PHA
- Recruiting clients to participate in a mobility program
- Landlord outreach strategies
- Managing community expectations and messaging
- Understanding the new 'Opportunity Atlas'

DAY 2 CONTINUED

3:15 – 4:15

PANEL 3:

Small Area FMRs and Alternative Payment Standards – Maximizing Mobility Success Rates
(Philip Tegeler, PRRAC, Moderator)

- Overview of national SAFMR implementation (Rob Silverman, SUNY Buffalo; Deborah Thrope, NHLP)
- Voluntary adoption of SAFMRs through alternative payment standards (Sarah Oppenheimer, King County Housing Authority; Steven Field, Chicago Housing Authority)

4:15 – 5:15

PANEL 4:

Master Lease Programs and Other Project-Based Mobility Approaches
(Robin Snyderman, Brick Partners, Moderator)

- The Houston Master Lease program (Tory Gunsolley, Houston Housing Authority; Isabel Lopez, NestQuest)
- The Dallas Sublease Initiative (Demetria McCain, ICP/Inclusive Communities Development Corporation)
- National Housing Trust's HOPE acquisition program (Priya Jayachandran, National Housing Trust)

5:15

CLOSING

DAY 2 BREAKOUT SESSIONS

TIME SLOT	BREAKOUT 1: ROOM A
12:00-12:50	<p>Establishing program goals and measuring them Facilitators: Phil Tegeler & Pete Cimboric</p> <ul style="list-style-type: none">■ Short term goals■ Long term goals■ Client relationship management systems and reporting
Transition (12:50-1:00)	
1:00-1:50	<p>Selecting target opportunity areas and payment standards Facilitators: Janie Oliphant & Brian Knudsen</p> <ul style="list-style-type: none">■ Neighborhood characteristics considerations■ Data sources■ Regulatory options for increasing payment standards■ Communicating with property owners and clients
Transition (1:50-2:00)	
2:00-2:50	<p>Recruiting clients to participate in a mobility program Facilitator: Andrea Juracek</p> <ul style="list-style-type: none">■ Determining what client populations to target■ Outreach strategies■ Messaging■ Overcoming financial barriers
3:00 -3:15 Break and Networking	

WEDNESDAY, 12:00-3:00

B BREAKOUT 2: ROOM B

Direct counseling practices

Facilitator: Janie Oliphant

- Coaching clients
- Goal setting
- Discussing personal finances and affordability

HCV administrative best practices to promote mobility and attract property owners

Facilitator: Alison Bell

- Search times
- Rent reasonableness
- Inspection timeframes
- Customer service
- Role of HCV program staff

Property owner outreach strategies

Facilitator: Peter Grein

- Using data to identify property owners in high opportunity areas
- Cold calling the high opportunity area property owner
- Selling your program to a property owner

BREAKOUT 3: ROOM C

Managing community expectations and messaging

Facilitator: Demetria McCain

- Community engagement strategies
- Coalition building
- Messaging lessons

Bringing mobility programs to scale within a PHA

Facilitator: Stephen Norman

- The challenge of regionalism
- What's in the toolbox?
- Organizational/Mission implications
- How do we define success?

Understanding the new "Opportunity Atlas"

Facilitator: Sebi Devlin-Foltz

- How the data was derived from research by Chetty, Hendren et al
- How the data differs from traditional opportunity metrics

CONFERENCE LOCATIONS

DAY 1

20 F STREET NW CONFERENCE CENTER

DAY 2

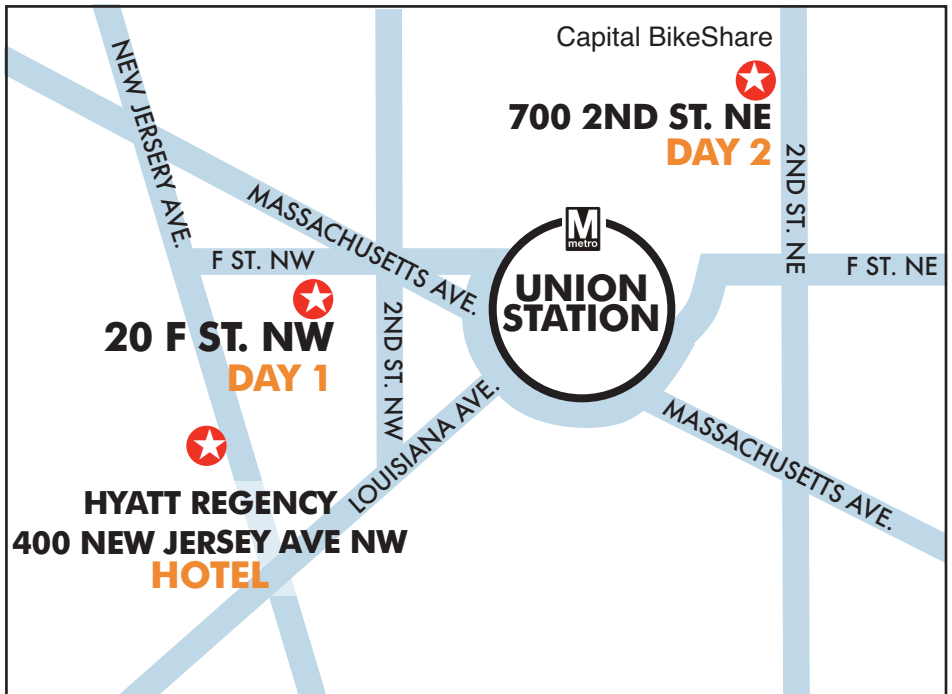
KAISER PERMANENTE CENTER FOR TOTAL HEALTH

700 SECOND ST. NE, WASHINGTON, DC 20002
(ENTRANCE CLOSEST TO THE BIKE SHARE RACK)

HOTEL

HYATT REGENCY

400 NEW JERSEY AVE NW, WASHINGTON, DC 20001





CONFERENCE SPONSORS


The Poverty & Race Research Action Council (PRRAC)

is a civil rights policy organization based in Washington, D.C. PRRAC's current research and advocacy work focuses on the mechanisms that continue to reproduce historical patterns of housing and school segregation. PRRAC also coordinates the Mobility Works technical assistance initiative, provides support to jurisdictions developing AFFH plans, and engages in environmental justice research and advocacy.

Mobility Works is a technical assistance consortium that includes PRRAC, the Center on Budget & Policy Priorities, and three leading housing mobility service providers: the Inclusive Communities Project (Dallas), Housing Choice Partners (Chicago), and the Baltimore Regional Housing Partnership. Together, these three mobility programs assist over 1000 families each year who seek to move to high opportunity areas. Mobility Works works with public housing agencies and non-profits in developing new housing mobility programs as well as training staff or suggesting improvements in existing programs. Mobility Works has been funded for the past two years by the Kresge Foundation and the Annie E. Casey Foundation, and we also provide services to public housing agencies under contract.

The Council of Large Public Housing Authorities (CLPHA)

is a national non-profit organization that works to preserve and improve public and affordable housing through advocacy, research, policy analysis and public education. CLPHA's 70 members represent virtually every major metropolitan area in the country. Together CLPHA members manage 40 percent of the nation's public housing program; administer 26 percent of the Housing Choice Voucher program; and operate a wide array of other housing programs.





SPEAKERS' BIOS

Ken Barbeau is the Director of Community Programs & Services for the Housing Authority of the City of Milwaukee. He has developed and implemented numerous resident services programs for residents in public housing to assist residents to self-sufficiency and is part of the Choice Mobility working group in Milwaukee.


Alison Bell is a Senior Policy Analyst in the Housing Policy Division of the Center on Budget and Policy Priorities. She joined the Center after four years as Executive Director of the Baltimore Regional Housing Partnership (BRHP), which administers one of the country's largest Housing Choice Voucher mobility programs. Her work at the Center focuses on housing voucher policy and funding, including housing mobility initiatives. Prior to her work with BRHP, Bell held numerous positions working with public housing authorities and at HUD. She has a bachelor's degree from the University of Alabama and a Master of Public Policy from Johns Hopkins University.


Pete Cimbolic is the Senior Policy and Program Manager at the Baltimore Regional Housing Partnership. Mr. Cimbolic's interest in housing mobility began while working on *Thompson v HUD* with the ACLU of Maryland. In his current role, Mr. Cimbolic coordinates and evaluates policies and procedures across departments to improve operational, compliance, and client outcomes.

Alexandra Curley, Ph.D. works as a Senior Associate of Research and Social Services Strategy at The American City Coalition (TACC) based in Boston. Alex brings more than a decade of experience researching public and mixed-income housing policy, tenant-based housing voucher programs, housing mobility initiatives, and supportive services programs. Alex has worked with the Urban Institute, the Dukakis Center for Urban and Regional Policy at Northeastern University, as well as the OTB Research Institute for Housing and the Urban Mobility Studies in the Netherlands. She holds a Ph.D. in Sociology from Boston University.

Tom Davis is the Director of the Office of Recapitalization, U.S. Department of Housing and Urban Development. Previously, Mr. Davis led the affordable housing consultant practice at Recap Real Estate Advisors and directed public housing recapitalization projects, particularly those under HUD's RAD program. Mr. Davis also directed large-scale affordable housing revitalization projects with The Community Builders, and managed a multi-jurisdictional portfolio financing of government-assisted, LIHTC units at the Preservation of Affordable Housing, Inc. (POAH). He began his career at Morrison & Foerster, where he specialized in affordable housing and LIHTC.

Stefanie DeLuca is a James Coleman Professor of Social Policy and Sociology at the Johns Hopkins University. She holds a PhD in human development and social policy from Northwestern University, and bachelor's degrees in psychology and sociology from the University of Chicago. Her research uses sociological perspectives to inform education and housing policy. Some of Dr. DeLuca's work focuses on the long-term





effects of programs to help public housing residents relocate to safer neighborhoods and better schools. Her recent book, *Coming of Age in the Other America*, recently won the ASA William F. Goode Award.


Sebi Devlin-Foltz is a Policy Associate at Opportunity Insights, a research and policy non-profit led by Raj Chetty, Johnathan Friedman, and Nathaniel Hendren. He works on the Policy team tasked with turning the group's research on economic mobility into interventions that improve long-term outcomes for economically disadvantaged children. His past work experience includes time as a research assistant at the Federal Reserve Board, and a position in the development department at the Center on Budget and Policy Priorities. He has a BA from Occidental College and an MPA from Princeton University.


Steven Field has seven years' experience working on the Housing Choice Voucher program, currently serving as the Manager of Policy and Accountability for the HCV Program at the Chicago Housing Authority. He is responsible for developing CHA's numerous MTW Activities, along with tracking their impact on the program, expanding housing opportunities, and ensuring compliance with HUD regulations. Mr. Field administered the HCV program for the CHA in a variety of capacities including leasing, portability, and intake eligibility. Steven has a Master's Degree in Public Service Management from DePaul University.

Dinsiri Fikru is the Executive Director for Policy and Special Programs in the New York City Department of Housing Preservation & Development's Division of Tenant Resources. She is responsible for ensuring compliance with HUD rules and regulations and also leads the Division's Family Self-Sufficiency Program, Homelessness Prevention programs and most recently Housing Choice: HPD's Mobility Counseling Program. Dinsiri has worked with HPD for 18 years in different roles within the Division of Tenant Resources. She studied Human Development and Family Studies at Cornell University and received her Masters in Social Work and Public Policy from Columbia University's School of International and Public Affairs.

Martha Galvez is a senior research associate in the Metropolitan Housing and Communities Policy Center at the Urban Institute. Her expertise is in housing and homelessness policy, with a focus on examining how interventions aimed at improving housing stability and choice for low-income families are implemented and how they affect individuals, families, and neighborhoods. She has experience in mixed-methods research and studies involving complex administrative, survey, and qualitative data.

Philip Garboden is the HCRC Professor of Affordable Housing at the University of Hawai'i at Manoa, a joint appointment in the Department of Urban and Regional Planning and the UH Economic Research Organization. He holds a PhD in Sociology, an MSE in Applied Math and Statistics, and an MPP, all from Johns Hopkins University. His work focuses on how supply-side actors (landlords, developers, and property managers) respond to federal, state, and local housing policy.





Brendan Goodwin is the Director of the Bureau of Rental Assistance at the Massachusetts Department of Housing & Community Development. The Bureau oversees 22,000 Housing Choice Vouchers under its Moving to Work Authority and more than 10,000 state-funded rental vouchers across the Commonwealth. He has a Master's degree in Urban and Environmental Policy and Planning from Tufts University.


Peter Grein is the Outreach Coordinator for Ascend STL's Mobility Connection program. He develops partnerships with local property owners to expand high opportunity housing options for prospective tenants with Housing Choice Vouchers.


Deb Gross is the Deputy Director of CLPHA. She holds a Ph.D in Political Science from Ohio State. She initially joined CLPHA as Research Director in 1996 but left CLPHA to work in the Obama administration at HUD for three years as Deputy Assistant Secretary in the Office of Policy, Programs, and Legislative Initiatives in Public and Indian Housing. Previously, Ms. Gross was a senior researcher at HUD in the Office of Policy Development and Research, and prior to coming to D.C., taught courses in American politics and public policy at the University of Massachusetts and Clark University. As a researcher, Deb has published articles on education, employment and training and housing policy.

Tory Gunsolley became the President and CEO of the Houston Housing Authority in April 2011. Houston Housing Authority serves over 55,000 people with 18,000 vouchers and over 5,500 public housing and affordable units. He also served as the Chief Administrative Officer at the Newark (NJ) Housing Authority from 2006-2011, and worked at the Cambridge (MA) Housing Authority in a number of positions from 1997-2006. He began his career in housing as a housing counselor for a number of homeless shelters. He earned his Bachelors degree in Social Sciences at Trinity College in Deerfield, IL and his Master of Public Administration from the Maxwell School at Syracuse University.

Megan Haberle is Deputy Director of the Poverty & Race Research Action Council, where she has worked since 2012. She specializes in policy design, public education, and technical assistance relating to government programs and civil rights, with a focus on advancing fair housing and environmental justice. She also serves as editor of PRRAC's quarterly journal, Poverty & Race. Before coming to PRRAC, Megan worked at The Opportunity Agenda, a social justice policy and communications lab, and in private litigation practice in New York. She is a graduate of Columbia Law School and Swarthmore College. She is a member of the New York Bar.

Brenda Hicks is the Director of the Center for Housing Counseling and Education at HOME-Virginia, where she is responsible for the contract management and administrative oversight of the comprehensive housing counseling and education programs including, Homeownership, Foreclosure Prevention, Reverse Mortgage, Rental Mobility and Financial Literacy. Brenda has a Master's Degree in Public Administration from Virginia Commonwealth University and over 25 years of related






management experience, with extensive experience in managing compliance with government programs.


Priya Jayachandran joined the National Housing Trust (NHT) as President in 2018, and in that role, also serves as President of the National Housing Trust Community Development Fund (NHTCDF) and NHTEnterprise. Priya leads the Trust's engagement efforts in preservation policy, affordable housing development, lending and multifamily energy efficiency and sustainability. Prior to this, Priya served as the Senior Vice President of Affordable Housing Development at Volunteers of America, and as a Senior Policy Advisor, and later, Deputy Assistant Secretary at the U.S. Department of Housing and Urban Development's Office of Multifamily Housing Programs.

Catherine Johnson, Senior Program Manager at Housing Choice Partners, has worked in the fields of affordable housing and mobility counseling for over 25 years. Ms. Johnson started her career as a Housing Counselor for the Leadership Council For Open Communities in 1991 where she had the opportunity to work with the Gautreaux Assisted Housing Program. Ms. Johnson also worked as Housing Specialist at CHAC Inc./Quadel which administered the Chicago Housing Authority's (CHA) Housing Voucher Program. For the last 17 years, Ms. Johnson has worked for Housing Choice Partners providing mobility counseling program management for CHA and neighboring PHAs. Ms. Johnson received a BA in Public Relations from Mississippi State University.

Andrea Juracek, Executive Director at Housing Choice Partners, has worked in fair and affordable housing advocacy for over 10 years in the Chicago area, beginning as a tenant organizer and policy specialist with the Lawyers' Committee for Better Housing. She previously served as Director of Fair Housing for Open Communities, where she conducted client intake, fair housing discrimination investigations and test coordination, and provided fair housing trainings and educational seminars to a variety of audiences. She also served as Deputy Director of HOPE Fair Housing Center. She is currently Vice President of the Chicago Area Fair Housing Alliance Board of Directors. Andrea received her BA in Women's Studies from DePaul University and her MA in Contemporary History from University of Bristol, UK.

Fred Karnas is a senior fellow at The Kresge Foundation where he serves as an adviser to the foundation on issues related to housing. Prior to joining Kresge, he was President and CEO of St. Luke's Health Initiatives (now known as Vitalyst Health Foundation), and was appointed by President Obama to the role of senior advisor to HUD Shaun Donovan, where he served as HUD's liaison to the Department of Health and Human Services and to the U.S. Interagency Council on Homelessness. In the Clinton administration, he served as deputy assistant secretary for special needs at HUD, director of the Office of AIDS Housing, and executive director of the Interagency Council on the Homeless. Fred holds a bachelor's degree in city planning from the University of Virginia School of Architecture, a master's degree in social work from Virginia Commonwealth University, and a Ph.D. from the College of Architecture and Urban Studies at Virginia Tech.





Brian Knudsen is the Senior Research Associate at PRRAC, supporting PRRAC with quantitative data analysis, GIS mapping, and tracking of academic literature relevant to PRRAC's ongoing advocacy work. Brian previously served as a research analyst at the National Association of Counties. He received his B.S. and Ph.D. from Carnegie Mellon University.


Shamira Lawrence has served the community for over fifteen years in various roles ranging from teacher to program director to housing counselor. Her work has encompassed the worlds of education, non-profit and government, and has allowed her to serve adults, families and students. For the past five years Shamira has thoroughly enjoyed serving her community as a Mobility Assistance Counselor for the Inclusive Communities Project.


Andrew Lofton is the Executive Director of the Seattle Housing Authority and leads strategic planning and the day-to-day operations of the organization. Since becoming Executive Director in September 2012, Andrew has focused SHA on serving more people, creating support and opportunity for residents to achieve self-sufficiency, building better communities, and creating appropriate living environments for all residents. Prior to joining SHA, Andrew had 28 years working in municipal government, holding positions from Budget Director to Deputy Mayor.

Isabel Lopez is the Executive Director of NestQuest Houston Inc. She first joined NestQuest as a Program Administrator in 2016, and over the years has worked with the City of Houston to develop a mobility program for families with school-aged children. Prior to her work with NestQuest, she served at the Houston Housing Authority as a Housing Choice Voucher Program case manager, and at the Harris County Housing Authority as an HCV supervisor.

Demetria McCain serves as the president of the Inclusive Communities Project, an affordable and fair housing organization in Dallas, TX. Having been at ICP since its inception, Demetria has had hands in all aspects of the organization including its Mobility Assistance Program, Neighborhood Equity & Options work, "Voices for Opportunity" Advocacy Training, Sublease Initiative, and Advocacy efforts. Prior to ICP she worked at the National Housing Law Project and the Neighborhood Legal Services Program of Washington D.C.

Stephen Norman is the Executive Director of the King County Housing Authority (KCHA) which serves the Seattle suburban metropolitan area. The Authority owns over 10,000 units of housing and subsidizes an additional 10,000 households renting from private landlords. The Housing Authority is an active housing developer, with a pipeline that includes the redevelopment of 130 acres in the core of one of the region's poorest communities. Mr. Norman has an extensive background in community organizing, urban planning and affordable housing design, development and management. He is currently president of the Council of Large Public Housing Authorities and Chair of the Board of the Corporation for Supportive Housing.





Janie Oliphant leads the Mobility Connection program as the Program Director. Mobility Connection is a St. Louis-based housing mobility program created in partnership with the St. Louis Housing Authority and the Housing Authority of St. Louis County. Janie received her B.A. from the University of Portland and her M.S.W. from Washington University in St. Louis.


Sarah Oppenheimer is the Director of Research and Evaluation for the King County Housing Authority (KCHA). She leads the agency's research, measurement, and evaluation activities, including development and implementation of research projects and partnerships, oversight of program assessment and learning, and strengthening internal data capacities. Prior to joining KCHA, Sarah worked at the Harvard School of Public Health on community-based research and as a practitioner for HIV housing services. Sarah holds a Master's in Public Health from Harvard University and is a doctoral candidate at the University of Washington.


Craig Pollack, MD, MHS is an Associate Professor in the Department of Health Policy and Management in the Johns Hopkins Bloomberg School of Public Health. He is a practicing internist whose research focuses on social determinants of health, with an emphasis on housing policy.

Sheila Proano is the Co-Interim Executive Director of BRHP, a nationally recognized housing mobility program providing housing vouchers that can be used in high opportunity communities throughout the Baltimore region. Through supportive services such as pre-move counseling, housing search, and post-move counseling for all program participants, 93% of BRHP applicants successfully lease a home in an opportunity area and 87% remain in a suburban area after 2 years. With 10 years' experience in housing and community development. Sheila is responsible for the oversight of over 4,000 currently leased families with an ultimate goal of leasing nearly 4,400 families in the near future.

Susan Rollins is the Executive Director of the Housing Authority of St. Louis County. She coordinates the Authority operations and policies with County Government, State Government, Federal Government and municipal government and community organizations. Prior to joining the Housing Authority of St. Louis County she was Assistant Dean at Washington University, and served as Director of the Community Development Agency under Mayor Vince Schoemehl.

Eva Rosen is an Assistant Professor at Georgetown University's McCourt School of Public Policy. She studies social inequality in the urban context. Her current work focuses on low-income housing and landlords in four cities. Rosen's book, forthcoming with Princeton University Press, examines Housing Choice Voucher holders in Baltimore. She has published papers in academic journals including the American Sociological Review, City & Community, and The Journal of Urban Affairs. She is a member of the Scholar Strategy Network.






Greg Russ is in his second year as the Executive Director of the Minneapolis Public Housing Authority (MPHA). He came to Minneapolis after 12 years as Executive Director of the Cambridge Housing Authority. Mr. Russ has over forty-four years of experience in public housing policy, operations, and program management, including positions at the Chicago Housing Authority, the Philadelphia Housing Authority, and HUD. Mr. Russ is the past President of the Public Housing Authorities Directors Association (PHADA). He is also a member of the Board for the Council of Large Public Housing Authorities (CLPHA), serving since 2007.


Barbara Sard is the Vice President for Housing Policy at the Center on Budget and Policy Priorities. She rejoined CBPP in 2011 after 18 months as Senior Advisor on Rental Assistance to HUD Secretary Shaun Donovan. She previously held the director's position at the Center between 1997 and 2009. Prior to working at the Center, she was the Senior Managing Attorney of the Housing Unit at Greater Boston Legal Services, where she worked for more than 19 years. Sard has a B.A. in Social Studies from Radcliffe College/Harvard University and a J.D. from the Harvard Law School.

Kori Schneider Peragine is the Senior Administrator of the Inclusive Communities Program at the Metropolitan Milwaukee Fair Housing Council (MMFHC), where she has been employed since 1998. She has a Master's Degree of Urban Planning and of Architecture from the University of Wisconsin Milwaukee. Kori uses her expertise on local, state and federal housing policies to work toward MMFHC's mission of creating and maintaining racially and economically integrated housing patterns. Currently, she is collaborating with local Public Housing Authorities and national housing mobility experts to develop tenant-based housing mobility in Southeastern Wisconsin.

Sheryl Seiling is the Director of Rent Assistance for the Housing Authority of Cook County (HACC). She has been an affordable housing practitioner for over 24 years. Sheryl believes the voucher should be used as a tool to expand opportunities and improve outcomes for the participants of the program. In her role as the Director of Rent Assistance, Sheryl was instrumental in re-designing the HACC's Community Choice Program which provides mobility counseling services to program participants. She also designed and implemented the Small Area Fair Market Rent (SAFMR) Demonstration Program when the HACC was chosen to participate by HUD in 2012.

Rob Silverman is a Professor in the Department of Urban and Regional Planning at the University at Buffalo. He has a BS in political science and a master's in public administration from Arizona State University, and a PhD in urban studies from the University of Wisconsin – Milwaukee. His research focuses on fair and affordable housing, community development, and education reform. Some of his recent publications include Affordable housing in US shrinking cities: From neighborhoods of despair to neighborhoods of opportunity? (2016, co-author), and Schools and urban revitalization: Rethinking institutions and community development (2014, co-editor).






Robin Snyderman is a Founder and Principal with the new collaborative management and consulting firm, BRicK Partners, LLC, as well as a Non Resident Senior Fellow with the Brookings Institution. BRicK Partners has supported a number of local and national trailblazers in the public and private sector in building capacity, collaboration and community, including the Chicago Metropolitan Agency for Planning, Cook County's Bureau of Economic Development, Enterprise Community Partners, Milwaukee's Near West Side Partners and the Kansas City's Mid America Regional Council. Robin received her B.A. in philosophy and history from the Colorado College, is a Fellow of Leadership Greater Chicago, and a graduate of Harvard University's Executive Education Program.

Deborah Thrope is a Supervising Attorney at the National Housing Law Project. Her work focuses on policy advocacy to preserve federally subsidized housing and expand tenants' rights. Deborah collaborates with local, state and national policy leaders to develop strategies to expand housing opportunities for Section 8 Housing Choice Voucher and Public Housing residents.

Eva Trimble is Deputy Commissioner for Financial Management & Tenant Resources at the New York City Department of Housing Preservation & Development, overseeing Budget, Fiscal, and Tenant Resources. In this capacity, she advises all parts of the agency on how to improve efficiency and create funding opportunities to support the agency's mission. Eva has been with HPD for over eight years and working in various capacities for the City of New York for over 18 years. She received a B.A. in Economics and Public Policy from the University of California, Los Angeles and an M.P.A from the Robert F. Wagner Graduate School of Public Service at New York University.

Philip Tegeler is the Executive Director of Poverty & Race Research Action Council, a civil rights policy organization based in Washington, DC. Mr. Tegeler has written extensively on the application of civil rights law to federal housing and education policy, including an early article on housing voucher reform, "Transforming Section 8: Using Federal Housing Subsidies to Promote Individual Housing Choice and Desegregation," 30 Harvard Civil Rights-Civil Liberties Law Review 451 (1995). He is a graduate of Columbia Law School.

Sunia Zaterman has over thirty years of experience in affordable housing issues at the federal, state, and local levels. She is the Executive Director of CLPHA, and she serves on the board of the Emerald Cities Collaborative. In 2010, Sunia was nominated for the Hanley Award for Vision and Leadership in Sustainable Housing. She has also served as the Executive Vice President of the Housing Research Foundation, Board Trustee of Global Communities (formerly CHF International) and the National Housing Conference, as well as the advisory boards of Affordable Housing Finance and Housing and Development Reporter. Sunia holds a master's degree in Urban Planning from Princeton University and a bachelor's degree in History from Barnard College.





ACKNOWLEDGEMENTS

We are grateful to the Kresge Foundation and the Annie E. Casey Foundation for their support of the Mobility Works technical assistance initiative and for their support of this conference. Special thanks to the conference planning committee, which included Alison Bell (Center on Budget & Policy Priorities), Andrea Juracek (Housing Choice Partners), Emily Warren (Council of Large Public Housing Authorities), Janie Oliphant (Ascend-STL), Demetria McCain and Nicole Rolfe (Inclusive Communities Project), and Heidi Kurniawan, Michael Mouton, Megan Haberle and Phil Tegeler (PRRAC).

