PRRAC supports civil rights research and advocacy on behalf of low income families, bringing a sharper focus on structural racial inequality to government policy deliberations in the areas of housing, education, and health. We are also committed to connecting advocates with social scientists working on race and poverty issues, to providing technical assistance and coalition support to local advocates, and to promoting a research-based advocacy strategy on structural inequality issues. Some of our major activities and accomplishments during the past year are summarized below.

A. HOUSING OPPORTUNITY

POLICY ADVANCES

Incentives for higher cost areas in the LIHTC program: HUD announced it is moving away from using metro area average rents to define “Difficult to Develop Areas” for the Low Income Housing Tax Credit program. This change will create a new incentive for the developers to locate affordable housing in lower poverty, higher cost areas. At the same time, discussions have been continuing among a committee of HUD, Treasury and the Department of Justice staff on additional reforms our coalition proposed last year.

Fair housing goals at the Office of Multifamily Housing: The head of HUD's FHA multifamily office is considering replication of part of the Baltimore Thompson v HUD desegregation remedy as a possible new national initiative, encouraging owners and developers of multifamily housing to make their properties available in "communities of opportunity."

Public Housing Agency Consortia rule: This long-awaited proposed rule (released in July 2014) would permit multiple public housing agencies (PHAs) to pool their separate Housing Choice Voucher programs into one contract with HUD, with one "jurisdiction" area, one PHA plan, and so on. The goals of the proposed rule are "to increase administrative efficiencies...and to help ensure maximum family choice in locating suitable housing." The proposed rule would virtually eliminate "portability" barriers to housing mobility in areas where it is adopted.

Moving to Work Demonstration: PRRAC’s 2013 recommendations on improvements needed in the HUD MTW program were echoed in a HUD Inspector General Report on MTW which found that “HUD had not established program-wide performance indicators that would allow it to access program results” for the three statutory goals of the program - including the goal to
“increase housing choices for low-income families.” The MTW program gives 39 selected public housing agencies flexibility to waive certain HUD regulatory and budget requirements.

**POLICY ADVOCACY AND POLICY DEVELOPMENT**

**AFFH Rule:** PRRAC played a lead role in analyzing and coordinating comments on HUD’s proposed “Affirmatively Furthering Fair Housing rule,” which will change the way that state and local recipients of federal housing funds comply with the Fair Housing Act’s integration mandate. PRRAC also submitted a detailed comment letter, joined by many national, state and local housing and civil rights groups, and we helped draft and recruit a group of social scientists and law professors in a separate comment letter to HUD. PRRAC also organized and moderated an informal briefing on the new rule for housing and community development organizations at the offices of the National Council of State Housing Agencies. In early 2014, PRRAC participated in a joint meeting with key HUD staff on the implementation of the new Affirmatively Furthering Fair Housing Rule. PRRAC is also continuing to meet with Enterprise Community Partners on a proposed subcontract on their AFFH technical assistance grant from HUD.

**HOME and AFFH:** PRRAC has completed a detailed analysis of the operation of HUD’s HOME housing investment program as it operates in three metropolitan areas – Milwaukee, Hartford, and Baltimore.

**Section 8 voucher reform:** PRRAC continued to press HUD and the White House for release of the long delayed final rule on Section 8 voucher portability – including a meeting with housing staff at the Office of Management and Budget. PRRAC and our coalition partners also continued to meet with leadership at HUD on other key aspects of the Housing Choice Voucher program, including regulations governing Small Area FMRs, performance based Administrative Fees, stronger deconcentration standards in the Section 8 Management Assessment tool, guidance on distribution of local voucher apartment listings, etc.

PRRAC also co-hosted a meeting with the Center on Budget & Policy Priorities for academic experts and key HUD staff to discuss contemplated changes in rules on how to address over-concentration of Housing Choice Vouchers in poor neighborhoods. PRRAC is seeking to amend and expand the current rule that permits higher rents in metropolitan areas with high rates of concentration.

**Low Income Housing Tax Credit:** PRRAC submitted detailed comments on civil rights improvements needed in the IRS “Draft Audit Guide” which will set out standards for state housing finance agencies and others to assess LIHTC owner compliance with statutory and regulatory standards. The draft sent out for comment by the IRS did not include any meaningful fair housing review. We also gave our input to staff at the Government Accountability Project, which is doing a comprehensive review of state LIHTC “Qualified Allocation Plans.”

**Housingmobility.org:** PRRAC launched a new collaborative website, [www.housingmobility.org](http://www.housingmobility.org), which includes video, audio and photos of families participating in regional housing mobility programs from across the country and a resource library with the latest social science research,
legal advocacy, best practices, and policy analysis in this growing field. Initial co-sponsors of the website include PRRAC, Housing Choice Partners (Chicago), ACLU of Maryland (Baltimore), the Inclusive Communities Project (Dallas), and the Aspen Institute Roundtable on Community Change. Website development was supported by a grant from the Maryland-based Fund for Change.

**Housing mobility and health:** PRRAC released "Moving to Healthier Neighborhoods: Options for Local Advocacy," the third in a series of Policy Briefs on housing mobility and health. The first Policy Brief in the series, "Prescription for a New Neighborhood?" (2010) explored the potential for a new federal housing program targeted to low income families with children facing neighborhood related health risks. The second Brief, "Two Simple Changes to Improve Health Outcomes in the Section 8 Voucher Program" (2011), urged HUD to make several administrative changes in the voucher program to improve child health. Our new Policy Brief provides a menu of health mobility options available to local advocates under existing law for families receiving federal housing assistance.

**Housing research:** We launched several new housing research projects, including an update of our 2008 review of state Low Income Housing Tax Credit plans, an analysis of the Department of Treasury’s Capital Magnet Fund, and a study of affordable housing development through the Department of Transportation’s transit-oriented development programs.

**AMICUS EFFORTS**

**Mount Holly amicus campaign:** PRRAC played an active role in the amicus campaign in this Supreme Court challenge to the Fair Housing Act’s disparate impact standard (arising out of an urban renewal plan that displaced minority homeowners and renters in a small township in New Jersey). PRRAC prepared and submitted an amicus brief with the Opportunity Agenda focusing on the importance of the disparate impact standard in combating segregation and metropolitan exclusion. We also assisted John A. Powell and the Haas Center in recruiting a group of social scientists to join an amicus brief tracing the historical backdrop for current discriminatory policies and practices. After the submission of all the briefs, and two weeks prior to the argument date in December, the case was settled and withdrawn from the Court’s docket.

**Amicus brief in California inclusionary zoning case:** We were pleased to join and contribute to a superb brief of housing scholars drafted by Michael Iglesias of the University of San Francisco School of Law. The California Supreme Court is deciding the question of what constitutional standard of review applies to facial challenges of local inclusionary zoning ordinances. The brief gives an excellent overview of inclusionary zoning policy and its history as a civil rights response to local exclusionary zoning.

**Call for renewed enforcement of Westchester decree:** PRRAC joined the Lawyers Committee and NAACP Legal Defense Fund in condemning Westchester County’s lack of progress in implementing the 2009 fair housing settlement order, and pushing back against some of the misleading claims of the county executive and his followers - see the press release [here](#).
CONVENINGS

Fair housing and community development conferences: PRRAC and the Lawyers Committee organized a successful northeast regional conference in New York City at the Ford Foundation in the fall of 2013 as part of our project with Ford to bring together fair housing advocates and community development organizers around issues of shared concern. The conference brought together state government officials, advocates, and housing developers from Massachusetts, Connecticut, New York and New Jersey for focused discussions on advancing an opportunity-based housing agenda in the region. In June 2014, PRRAC also helped to organize, and co-sponsored, a successful regional conference in Chicago that brought together fair housing advocates, affordable housing developers, and community development groups, to build consensus on issues of “affirmatively furthering fair housing” in differing urban and suburban contexts. This is the most recent in a series of meetings sponsored by the Ford Foundation and supported by the Open Society Foundations.

Housing mobility and child health: PRRAC co-sponsored an Aspen Institute Roundtable in Baltimore in February 2014 titled “After Thompson: Getting Kids Out of Harm’s Way – Implications for the Well-Being of Children,” which focused on recent research on the developmental impacts of “toxic stress” and trauma on young children living in distressed communities – and the important public health option of giving poor families with young children the means to move to less violent, lower stress environments (while at the same time working to reduce neighborhood violence). The Aspen convening was held at the Annie E. Casey Foundation and was co-sponsored by the ACLU of Maryland, the NAACP Legal Defense Fund, the Inclusive Communities Project, and PRRAC.

Moving to Higher Opportunity Summit: PRRAC helped HUD organize a Philadelphia conference in January 2014 to showcase the launch of the new Delaware Valley Regional Mobility Initiative (a project resulting from PRRAC’s and Building One Pennsylvania’s advocacy). The conference drew about 350 state and local government staff, housing advocates, and elected officials from Pennsylvania, Delaware, Maryland, and New Jersey to learn about the latest research on housing mobility and best practices in program design.

B. EDUCATIONAL EQUITY

POLICY ADVANCES

The Department of Education took several steps in the direction of greater school diversity in early 2014, echoing recommendations and advocacy of the National Coalition on School Diversity:

- New “weighted lottery” rules that will permit charters to be more inclusive in their admissions policies;
- An amendment to the Department’s funding priorities list to add “socioeconomic diversity” to “racial and ethnic diversity” as a funding incentive that may be included in
competitive grants. Department staff reached out to PRRAC after the rule was issued to solicit our comments and comments of the NCSD;
• New legal guidance reminding charter school operators that they must follow the same civil rights rules in admissions, school discipline, and treatment of English Language Learners and children with disabilities as other taxpayer funded public schools. A notable aspect of the new guidance was its strong endorsement of school integration policies in charters.

The Department of Education also advanced two major legislative proposals related to our advocacy:

• a proposal for a new “Expanding Educational Options” program in the reauthorization of the Elementary and Secondary Education Act, which would give priority to applicants that propose to implement or expand interdistrict and intradistrict programs that increase diversity; and
• a proposed $300M Race to the Top: Equity and Opportunity fund that included a number of equity incentives for grantees to identify and carry out strategies that help “break up and mitigate” the effects of concentrated poverty.

POLICY ADVOCACY AND POLICY DEVELOPMENT

PRRAC staff plays a key role in supporting the National Coalition on School Diversity (NCSD), and most of our current research and advocacy work on educational equity is in support of the NCSD’s policy agenda.

Collaborating with OCR: PRRAC led a very productive NCSD meeting with the Department of Education’s new Assistant Secretary for Civil Rights, Catherine Lhamon (formerly with the California ACLU) and her senior staff (including PRRAC’s former deputy director) to discuss NCSD priority issues at the Department.

Department of Education Strategic Plan: PRRAC joined other members of the National Coalition on School Diversity in criticizing the Department of Education’s draft strategic plan for 2014-2018 for excluding school diversity from its goals for K-12 education and early childhood education (the topic was listed only once, in the narrow context of civil rights enforcement).

“Turnaround schools” and integration: On behalf of the NCSD, PRRAC organized a productive meeting with staff in the School Improvement Grants division at the Department of Education, which is interested in including a magnet school model in its options for school districts that are dealing with failing schools. PRRAC provided Department staff with research regarding schools that “turned around” using a magnet school model with a focus on diversity.

Pre-K funding: PRRAC organized and submitted NCSD comments on new “Race to the Top Early Education” guidelines, stressing the importance of avoiding, where feasible, program guidelines that encourage separate learning spaces for low income children of color (e.g. “Head Start” type programs). Michael Hilton from our office also testified on this $250M program at a Department of Education “listening session.” PRRAC has embarked on a project with the
Century Foundation to develop a policy brief and fall symposium on the issues of racial and economic integration in pre-k education.

**Free and reduced price lunch data reporting:** PRRAC also drafted and submitted a letter on behalf of the NCSD expressing concern about the exemption from reporting student poverty data associated with the Department of Agriculture’s new policy extending free and reduced meals to all students in higher poverty schools.

**Racial and gender disparities in girls’ sports:** PRRAC is pursuing a joint research project with the National Women’s Law Center to explore the extent of alleged disparities in girls’ sports participation rates in racially isolated urban schools and across districts. Our report will also explore the viability of Title VI and Title IX claims against state education agencies where disparities are high.

**CONVENINGS AND COALITION BUILDING**

As part of our work with One Nation Indivisible (see below), we organized a successful regional school integration conference in Hartford on November 8-9, 2013.

PRRAC also hosted an annual planning meeting of the National Coalition on School Diversity on January 15, 2014.

**C. ONE NATION INDIVISIBLE**

One Nation Indivisible (ONI) is a joint project of the Charles Hamilton Houston Institute at Harvard Law School and PRRAC. The ONI project “Harnesses the power of storytelling and strategic organizing to support and celebrate people struggling to create, sustain and improve racially, culturally, linguistically and socioeconomically integrated schools, communities, workplaces and social institutions.” ONI’s stories are counterweights to the racial, cultural and linguistic divisions in American classrooms, neighborhoods, workplaces and other social institutions. One Nation Indivisible offers more optimistic, and more truly American, stories about inclusion and community building, about people facing challenges and winning victories together. ONI also sponsors conferences and strategy to assist pro-integration educators, advocates and community members in overcoming challenges, to promote their successes and to expand the power and reach of the pro-integration community in cities, towns, regions, states and the nation. In 2013-14, One Nation Indivisible produced several additions to its “Stories from the Field” repertoire, including:

- **Precisely This Patch of Earth:** In America’s Heartland, Three Faiths Come Together to Share Space, Build Relationships and Create an International Model of Religious Pluralism, which chronicles a remarkable interfaith effort to welcome Muslim immigrants into the Omaha region.
• Integration Ambassadors: A Grassroots Organization of Parents and Educators in Greater Hartford, Connecticut, Keeps Racial and Economic Diversity in Schools and on Agendas, which accompanied the below regional conference in Hartford.

• Utah’s Bilingual Boom, which covers two-way dual language immersion programs in Park City and the state’s supportive bilingual education and immigrant integration policies.

• The Reclamation Project: “In Fort Wayne, Indiana, Immigrants Inspire New Hope for an Old Building in a Transformed City” (the old Rialto Theater is again becoming a place that helps fulfill immigrants' aspirations and brings the community together)

• Why Do We Have to Talk About Race So Much?: Educators, parents and students in Montgomery County's diverse and changing schools convene study circles to discuss topics most other people try to avoid

One Nation Indivisible sponsored a northeast regional conference in November titled “Where Integration Meets Innovation: Creating, Sustaining, and Improving Dynamic and Diverse Public Schools for the 21st Century.” This conference brought together almost 200 parents, educators, scholars, and activists working to promote school integration in Massachusetts, Connecticut, New York, and other states. The conference included tours of Hartford-area regional magnet schools.

ONI co-directors Susan Eaton and Gina Chirichigno have now embarked on a project to compile all of ONI’s school diversity related stories into a multimedia presentation for an upcoming learning tour on college campuses and in selected community forums.

D. CERD and ICCPR

International Covenant on Civil and Political Rights: in 2013, PRRAC joined six other national civil rights organizations in contributing to a “shadow report” to the U.N. Human Rights Committee titled “Still Segregated: How Race and Poverty Stymie the Right to Education.”

CERD shadow reporting process: PRRAC has been a key member of the CERD coordinating committee of the U.S. Human Rights Networks, which is coordinating collection and submission of civil society shadow reports to the U.N. CERD Committee, for its upcoming August review of U.S. compliance with the CERD treaty.

CERD Shadow Reports: PRRAC and the National Fair Housing Alliance worked together to prepare a "shadow report" on housing discrimination and segregation, on behalf of 28 civil rights organizations and a number of housing and civil rights researchers. The report is being submitted to the U.N. Committee on the Elimination of Racial Discrimination for their upcoming August review of U.S. compliance with the CERD treaty. PRRAC also submitted a shadow report on educational equity on behalf of five organizations.
E. REGIONAL WORK

**Hartford:** The Sheff Movement coalition has had an extremely active year. Among other activities, we hired a new part time Outreach Coordinator for the Sheff Movement coalition, to coordinate our parent organizing, public education, and legislative work in support of the continuing regional desegregation remedy in the Hartford schools case. Leadership, staff, and members of the Sheff Movement coalition have been busy visiting state legislators, school board and city council members and community organizations, continuing to build support for expansion of the two-way interdistrict remedies in the Hartford school desegregation remedy.

Coalition-organized events included a well-attended “Advocacy Day” at the state capitol, and a Sheff v. O’Neill 25th Anniversary Celebration at the UConn Law School, and substantial representation at the annual national Magnet Schools of America national conference, held in Hartford on the Brown v. Board 60th anniversary (coalition co-chair Elizabeth Horton Sheff gave the keynote address to about 1200 conference attendees). Elizabeth Horton Sheff and Philip Tegeler also co-presented at a statewide early education conference, and the coalition coordinated a Connecticut statewide strategy session at One Nation Indivisible’s regional conference on November 9.

The Sheff Movement also launched its new and improved website this spring – at [www.sheffmovement.org](http://www.sheffmovement.org), and we continued to receive good media exposure, including an excellent segment on Linda Ellerbee’s “Nick News” program, in a documentary titled “Black, White, and Brown v. Board of Education.”

The Sheff school integration programs are now bringing quality, integrated education to 40% of Hartford schoolchildren, with almost 20,000 children now participating throughout the region. The lawyers for the plaintiffs are now negotiating the next phase of the remedy with the state.

**Philadelphia:** The regional housing mobility program that PRRAC assisted Building One Pennsylvania in developing (the “Delaware Valley Regional Housing Mobility Program”) has finished hiring staff, and is now meeting with clients interested in moving to defined “higher opportunity” areas in the Philadelphia suburbs (using a map that PRRAC and David Rusk helped to develop). As part of our work in Philadelphia, we have also received a Fair Housing Assistance Program grant from the Pennsylvania Human Relations Commission and a subcontract with the Philadelphia Housing Authority.

**Baltimore:** The Maryland legislature, in direct response to the Baltimore Regional Housing Campaign’s HUD fair housing complaint, passed a statute removing the requirement of “local approval” for developers to qualify for assistance under the state’s administration of the Low Income Housing Tax Credit.

Phil Tegeler also serves on the Board and Executive Committee of the nonprofit overseeing the Thompson v. HUD remedy implementation (the “Baltimore Regional Housing Mobility Program”). In October, Phil chaired a meeting of the BRHP’s policy committee that approved a change to the official waitlist priorities in the Baltimore Regional Housing Mobility Program prioritizing families with young children.
F. COMMUNICATIONS/SPEAKING ENGAGEMENTS/PUBLICATIONS

Staff Publications


“Affirmatively Furthering Fair Housing in REO-to-Rental Programs,” by Diane Glauber (Lawyers Committee) and Philip Tegeler, in the new issue of Community Development Investment Review.


Megan Haberle published an article, “A Blueprint for Opportunity: A Look Back at HUD’s Regional Housing Mobility Program,” in the May-June Poverty & Race.

Phil Tegeler published a short piece on the Shelterforce national housing blog title "In Pursuit of a 'Both/And' Housing Policy" (Commentary on the Housing Choice Voucher program)

Phil Tegeler published a Huffington Post piece titled, “Memo to Department of Education: Diverse Classrooms Create a Better America.”
Selected Conference Presentations

As a part of the commemorations of the 50th Anniversary of the March on Washington, Phil Tegeler participated in a nationally televised roundtable at the Newseum in Washington, DC, titled “Healing America For Our Children,” along with Ben Jealous, president of the NAACP, Jacqueline Pata, executive director of the National Congress of American Indians, Janet Murgulía, president of the National Council of La Raza, Marc Morial, president of the National Urban League Inc., Katheleen Ko Chin, president of the Asian & Pacific Islander American Health Forum, and Dr. Gail Christopher of the W.K. Kellogg Foundation.

Phil Tegeler attended an international conference in Caux, Switzerland entitled “Healing History,” along with PRRAC Board members Brian Smedley and John Powell. Phil also organized and led a workshop at the conference on comparative responses to school and housing segregation, with presentations on South Africa, Eastern Europe, Israel, and the United States.

Building One America National Conference: PRRAC played a major role in organizing and supporting the BOA national conference at the Georgetown Law School, including moderating a workshop session on educational equity.

Megan Haberle presented on the Mount Holly case at a quarterly meeting of the Bringing Human Rights Home lawyers’ network in New York City.

Phil Tegeler participated in the opening convening of the NYU Straus Fellows project on urban segregation, along with PRRAC Board member Betsy Julian, and several members of PRRAC’s Social Science Advisory Board.

Phil Tegeler participated in a White House Conference on the new Promise Zones program that is being advanced by HUD on the Department of Education.

Megan Haberle was a guest on a Sept. 26 “Equality Directives” episode of the Morning Edition’s “The Lines Between Us” series on WYPR (Maryland public radio), with interview followed by Q&A.

Megan Haberle and Ebony Gayles participated in a media training organized by Mike Frisby in New York.

Phil Tegeler was a speaker on two panels at a large regional conference of the Lakeshore Ethnic Diversity Alliance in Western Michigan – joined by PRRAC Board members Brian Smedley, Rachel Godsil and John Powell, and PRRAC Social Science Advisory Board member Bill Trent.

Phil Tegeler participated in an Urban Institute roundtable session on connecting housing and education policy (the topic of several recent PRRAC publications).

Phil Tegeler moderated a plenary panel at the Joint Center for Political and Economic Studies’ “Place Matters” annual conference, “Exploring the Intersections of Health and Economic
Justice,” with Professors Doug Massey and Sheryll Cashin and David Erickson of the San Francisco Federal Reserve Bank.


Megan Haberle spoke at the George Washington University Institute for Sustainability Seminar Series on “Urban Resources: Who Has Access to Basic Needs?”

Phil Tegeler moderated a plenary luncheon on the HUD “Affirmatively Furthering Fair Housing rule” at the annual Housing Justice Network Conference in San Francisco. Chester Hartman and Jose Padilla also attended the conference.


PRRAC worked in collaboration with John Powell and Stephen Menendian at UC-Berkeley to identify and recruit a young scholar, Justin Steil, to undertake a synthesis of recent economics literature on inequality at Berkeley and beyond. The result, in addition to a policy paper for the Haas Center, was an excellent review and synthesis of inequality research in the March/April Poverty & Race.

Phil Tegeler led a session on “affirmatively furthering fair housing” at the annual training conference of Georgia Legal Services.

Phil Tegeler presented a paper on future directions in Title VI law at a conference at University of Michigan Law School.

Michael Hilton had a letter to the editor published in Education Week, titled “Reader Questions Integration Findings in Quality Counts.”

Phil Tegeler was a panelist on “Place Based Approaches to Reducing Poverty” at an urban policy conference at USC.

Phil Tegeler gave a housing policy briefing to the Housing Section of the DOJ Civil Rights Division.

Megan Haberle participated on a panel on Section 8 voucher reform at the annual conference of the Maryland and Delaware chapters of NAHRO (Natl. Assn. of Housing & Redev. Officials) in North Carolina.

Phil Tegeler participated on a panel on Section 8 voucher reform at the annual conference of the Maryland and Delaware chapters of NAHRO (Natl. Assn. of Housing & Redev. Officials) in Dover, DE.
Silva Mathema participated in the Race Ethnicity and Poverty (REAP summit) on June 5-6 organized by the Center on Race and Social Problems at University of Pittsburgh, PA (this was basically a conference of “race and poverty” centers that have been established at an increasing number of universities).

Phil Tegeler and Michael Hilton attended a daylong conference on school integration at Teachers College in May, and PRRAC led a breakout session on developing better links between housing and school policy.

Michael Hilton presented a paper on housing and school policy and child development at Penn State's "Education and Civil Rights Conference" on June 6-7 in State College, PA.

**PRRAC website, emails and social media**

The PRRAC website continued to see robust traffic in the past year as we have built on the website’s role as an archive of research and advocacy on federal and state policy. We have also driven traffic to the website through our continuing bi-weekly e-newsletters, which are sent out to a list of over 8000, and a relatively new presence on Facebook (248 likes) and Twitter (422 followers) – where we post new resources 2-3 times per week. Our posts are often shared and retweeted, allowing us to reach an even larger audience.

**G. BOARD DEVELOPMENT**

The PRRAC Board welcomed new members Rachel Godsil (Seaton Hall Law School and the American Values Institute), Gabriela Sandoval (Insight Center for Community Economic Development), David Hinojosa (Mexican American Legal Defense and Education Fund), and ReNika Moore (NAACP Legal Defense Fund).

We also expanded our Social Science Advisory Board to include Raphael Bostic (University of Southern California), Regina Deil-Amen (The University of Arizona), Rucker C. Johnson (University of California, Berkeley), Jerry Kang (UCLA School of Law), Maria Krysan (University of Illinois-Chicago), Patrick Sharkey (New York University), William Trent (University of Illinois-Champaign).