

PRRAC

Poverty & Race Research Action Council

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Annual Report 2014-2015

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

Texas v. ICP: The most important development this year was a powerful decision from the U.S. Supreme Court in a challenge to the Fair Housing Act's "disparate impact" theory of civil rights liability, arising out of the Inclusive Communities Project's challenge to segregative siting of Low Income Housing Tax Credit developments in Dallas. This case was not just important for ICP and Texas and for the future of the LIHTC program, but the analysis that is implicit in the disparate impact standard undergirds much of PRRAC's substantive policy work. PRRAC was a key participant in a broad and strategic amicus curiae effort. PRRAC's amicus brief was not cited by the Court, but our strong focus on the relation between housing and school segregation was echoed in Justice Kennedy's opinion, especially in his historical analysis and his references back to the 2007 *Parents Involved* decision.

Affirmatively Furthering Fair Housing: Close on the heels of the Texas decision, the Administration finally released the long-awaited AFFH rule, requiring explicit planning by HUD grantees to address racial and economic segregation in their jurisdictions. PRRAC has played a central advocacy role in the development of these crucial new rules since they were first initiated in 2009, and we look forward to begin the implementation process.

Small Area Fair Market Rents: HUD has issued an "Advanced Notice of Proposed Rulemaking" to expand the use of the successful "Small Area Fair Market Rent" methodology for setting Housing Choice Voucher Rents in certain metro areas with high levels of Section 8 voucher concentration and clustering. This could be a crucial step to break the segregated voucher patterns imposed by the current rent-setting formula for the voucher program. PRRAC has been working on this concept with HUD, along with the Center on Budget and Policy

Priorities, for the past year, including several meetings at HUD and a roundtable at CBPP with Professor George Galster.

Victory for inclusionary zoning in California: The California Supreme Court upheld the use of inclusionary zoning in California cities and towns in the case of *California Building Industry v. City of San Jose*. PRRAC joined and helped to organize an important amicus brief drafted by Tim Iglesias of UCSF Law School.

Low Income Housing Tax Credit data release: HUD finally released the first batch of civil rights occupancy data required by Congress in 2008 (an advocacy priority of PRRAC and the coalition we help lead on LIHTC reform). However, the initial data release does not include building level, neighborhood level, or metropolitan level data – all key indicators that would enable civil rights advocates to assess the extent of racial discrimination or segregation in the LIHTC program.

Less discriminatory application procedures for HUD multifamily housing: In November, HUD issued new guidance encouraging longer waiting list openings, at multiple locations (both physical and online), and encouraging the use of random lottery selection rather than discriminatory first come first serve waitlists. HUD also issued new guidelines on affirmative marketing for HUD-assisted multifamily properties that clarifies reporting requirements for owners. The guidance requires resubmission to HUD of any admissions plan that includes a residency preference, and indicates that residency preferences will be approved “only when they further the goals of affirmative marketing.” The guidance is responsive to concerns about discriminatory local residency preferences expressed by PRRAC and our coalition partners in comments last year, and reflects some of the key discriminatory barriers and solutions identified in PRRAC’s 2012 report on HUD affirmative marketing and tenant selection.

Stop and go progress on source-of-income discrimination: Our compilation of state and local laws was relied upon and cited in a successful defense of the recent Austin source of income discrimination ordinance (unfortunately later overruled by the Texas state legislature), and in the passage of a municipal ordinance barring Section 8 voucher discrimination in the city of St. Louis (as part of a larger post-Ferguson effort to expand choices for voucher families).

Section 8 Consortium Rule: A new proposed HUD regulation (which PRRAC has been advocating for several years) will 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. We had submitted formal comments on the proposed rule on behalf of a number of fair housing and civil rights groups.

New rules on public housing demolition: HUD has issued a proposed rule tightening up the standards for public housing agencies that seek to demolish, sell, or change the use of public housing. We were pleased with the rule’s strong emphasis on civil rights review of new proposals and requirements for housing mobility counseling in agency relocation plans – both of which were a result of prior coalition advocacy in 2012 which had led to a strong pre-regulatory

guidance. We contributed to coalition comments on the new regulation with the Housing Justice Network.

New AFFH Assessment Form: HUD issued its proposed “Assessment of Fair Housing” tool that will be used by cities, towns, and counties to address issues of racial segregation and concentrated poverty in their jurisdictions and regions through HUD-supplied data, as part of their implementation of the new AFFH rule. The new assessment tool mirrors many of the key points of our prior advocacy on the AFFH rule, particularly relating to the inclusion of program-by-program assessments, and a detailed assessment of barriers to Housing Choice Voucher mobility.

Two important studies on housing mobility: Two long-awaited studies from Raj Chetty and colleagues at Harvard have found powerful long-term educational and economic benefits for children who move from high poverty to low poverty areas, reversing earlier null findings. These studies, and their attendant publicity, have been a game-changer in terms of the public discourse on housing desegregation. While PRRAC had no role in the development of these studies, our work, more than any other national organization, is directly implicated in and supported by the findings.

POLICY ADVOCACY AND POLICY DEVELOPMENT

“Increasing housing choices” in the MTW program: We participated in advocacy meetings with HUD and in a well-attended Congressional briefing organized by tenant advocates and legal services lawyers from Chicago and other cities demanding greater transparency and tenant input into HUD’s proposal to renew and extend “Moving to Work” agreements in over 30 public housing agencies. These “MTW” regulatory flexibility agreements permit the waiver of numerous tenant protections in federal housing statutes and regulations. At the briefing, PRRAC Policy Counsel Megan Haberle spoke to the MTW statutory goal of “increasing housing choices,” and the failure of many agencies to make progress in this area. PRRAC also submitted comments on HUD’s planned extension of contracts under its MTW program (which provides waivers of various HUD regulatory requirements for selected PHAs).

Protecting housing choice in the HCV program: We joined the Center on Budget and Policy Priorities in a meeting with leadership of HUD’s “Public and Indian Housing” division to press them on the timetable for a series of overdue, promised regulatory reforms in the Housing Choice Voucher program – and we received estimated dates for each regulatory release. We also submitted formal coalition comment letters on several important Section 8 voucher reform issues:

- > a proposed “Small Area Fair Market Rent” reform for metro areas with particularly high concentrations of vouchers in poor neighborhoods (see “policy advances” above)

- > a proposed inflation factor adjustment in the housing voucher budget that would make it more difficult for families to make moves out of high poverty neighborhoods

> a poorly thought out HUD proposal to allow public housing agencies to limit the times of the month that Section 8 Housing Choice Voucher families may enter into new leases. We pointed out that, based on the experience of housing mobility practitioners, this change would make it even harder for families to find available landlords in high opportunity neighborhoods.

Housing Choice Vouchers and outcomes for children: We participated in a policy development meeting at the Urban Institute on improving neighborhood outcomes for children in the Section 8 voucher program, and a followup meeting on voucher mobility with HUD staff overseeing the implementation of the new Rental Assistance Demonstration (RAD).

Affirmatively Furthering Fair Housing: During the past year, we continued pressing the administration to issue a strong AFFH ruling:

> PRRAC submitted detailed coalition comments on HUD's proposed AFFH "Assessment of Fair Housing" tool. We also submitted supplemental comments on specific assessment forms for state governments and public housing agencies.

> We submitted comments to HUD with the Lawyers Committee and twenty other groups responding to a HUD suggestion in the Federal Register that some PHAs, states, and entitlement jurisdictions should be given additional time to prepare their "Assessments of Fair Housing" under the new "Affirmatively Furthering Fair Housing" rule.

> We joined with others in the Ford Foundation-organized fair housing/community development working group for a meeting with Secretary Castro on the anticipated Affirmatively Furthering Fair Housing (AFFH) rule.

> We also joined the National Fair Housing Alliance and PolicyLink in a series of visits to Republican Senate staff to urge the rejection of a budget proposal to strip HUD of funds to implement the anticipated AFFH rule.

New HUD Assistant Secretary for Fair Housing: We participated in two productive meetings with Assistant Secretary Velasquez, along with the Leadership Fair Housing Task Force and the Ford Foundation's fair housing and community development group. We also prepared a followup memo to the Assistant Secretary at his request on specific federal program issues affecting fair housing. We also participated in Leadership Conference meetings with HUD Secretary Julian Castro and Assistant Secretary Gustavo Velasquez, and continued our engagement with HUD staff on new guidance on the Low Income Tax Credit program.

Treasury Department: We submitted comments on a proposed Community Reinvestment Act guidance.

LIHTC: We submitted comments to the Senate Finance Committee on two legislative proposals by the Department of Treasury that would exacerbate segregation in the Low Income Housing Tax Credit program.

Westchester County consent 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 criticizing the court monitor’s misinterpretation of Fair Housing Act standards.

AMICUS EFFORTS

Disparate impact – *Inclusive Communities Project v. Texas Department of Housing and Community Affairs*: PRRAC participated in a wide-ranging amicus effort in this challenge to the Fair Housing Act’s longstanding “disparate impact” liability standard (see Policy Advances, above). Our brief, with the Lawyers Committee and Opportunity Agenda, summarized social science evidence on the harms of segregation and the relationship between housing and school integration. The brief also addressed the central context of racial segregation in the legislative history of the Fair Housing Act.

CONVENINGS

Housing Mobility Webinar: We helped plan and participated in a very well-attended national webinar on housing mobility, sponsored by the National Fair Housing Alliance Mobility Committee and featuring Alexander Polikoff, Steve Norman, Barbara Samuels, and Phil Tegeler.

B. EDUCATIONAL EQUITY

POLICY ADVANCES

Encouraging diversity in charter schools: The Department of Education issued final guidelines and funding invitation(s) for state charter school grants that included priority points for school diversity, directly responsive to demands from the National Coalition on School Diversity.

Head Start: The Department of Health and Human Services announced a major overhaul of its Head Start Program Performance Standards, which include for the first time provisions to encourage socioeconomic integration of children participating in Head Start. This important announcement followed the PRRAC/Century Foundation report on diversity in early education and our Congressional briefing on the report, which senior staff from the Head Start office attended. The back story to the announcement also involves our advocacy with Department of Education staff over the past three years on early education, reflected in last fall’s pre-k guidelines, and related meetings and communications between the Department of Education and the Head Start office at HHS.

Guidelines for the Preschool Development Grants program: We scored a significant policy advance with these new guidelines, issued last August, which require prospective subgrantees to articulate how they “will integrate, to the extent practicable, High-Quality Preschool Programs for Eligible Children within economically diverse, inclusive settings, including those that serve children from families with incomes above 200 percent of the Federal Poverty Line.”

Positive policy shift in the School Improvement Grants (turnaround schools) program: In a victory reflecting advocacy by PRRAC and the National Coalition on School Diversity, the final rules for the School Improvement Grants program indicate that funds can be used to support a magnet school type model, “to promote college and career readiness as well as more diverse and integrated classrooms.”

Department of Education proposed budget: Positive elements included substantial new Title I funding for higher poverty schools and districts, major funding for early education and community college enrollment, a new proposed “equity and outcomes pilot” to more equitably distribute federal funds, and a big increase in funding for the Office of Civil Rights, which has seen a corresponding increase in civil rights enforcement activity in the Obama administration. However, the Magnet Schools Assistance Program (the only current Department program that directly supports school integration) was flat-funded at \$91.6 million, in comparison to federal grants for charter schools, which would see a more than \$120 million increase (to \$375 million), and the place-based Promise Neighborhoods program, which would see a more than \$93 million increase (to \$150 million).

NY State socioeconomic integration grants: In early January, the New York state Department of Education announced a new “Socioeconomic Integration Pilot Program” with grants of up to \$1.25 million each to increase student achievement in up to 25 of the state’s low-performing Priority and Focus Schools. The grants will support programs that will increase greater socioeconomic integration, including development of magnet-type programs to attract students across school district lines. PRRAC Policy Analyst Michael Hilton, who assisted in the development of the RFP for this new “School Improvement Grant” implementation in New York State, was also one of the experts appointed by the state education department to review and give feedback on applications submitted by city school districts in response to the RFP.

NYC School Diversity Accountability Act: This recently adopted New York City statute closely tracks NCSA proposals to monitor and report on trends in school diversity, and echoes a 2012 article in *Poverty & Race* by Amy Stuart Wells.

Intradistrict resource disparities: Also this past year, the federal Department of Education issued a comprehensive Title VI guidance on assessing the racial impacts of disparities in key educational resources (school funding, advanced courses, experienced teachers, school facilities, instructional materials and technology, and extracurricular opportunities) across schools within a school district. In the footnotes, the Department also acknowledges the importance of assessing racial disparities *across* school districts within a state, and the impact of racial isolation and concentrated poverty on student opportunity.

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.

ESEA Reauthorization in Congress: We prepared a response on behalf of the National Coalition on School Diversity to a Senate Committee draft bill reauthorizing the Elementary & Secondary Education Act (ESEA). The NCSD letter focused on the lack of diversity incentives in the bill, the importance of preserving civil rights protections in the current law, and the dangers of a "money follows the child" provision that, without a careful integration funding design, could increase racial and economic segregation and undermine struggling high poverty schools. We joined in meetings with Senate staff on ESEA reauthorization, and were invited to a meeting with Deputy Secretary John King to discuss the NCSD's recommendations on amendments to the reauthorization bill for the Elementary and Secondary Education Act.

Inclusive and diverse charter schools: We helped to prepare comments for the NCSD on the Department of Education's proposed priorities for future state charter schools grants. The DOE released a strong school diversity priority for future charter funding rounds (reflecting continuing NCSD advocacy over the past three years). The Department's new guidance notes that "a critical component of serving all students, including educationally disadvantaged students, is consideration of student body diversity, including racial, ethnic, and socioeconomic diversity. This proposed regulatory action encourages broad consideration of student body composition, consistent with applicable law, as charter schools are authorized and funded and as best practices are disseminated."

Vocational Education: We met with Assistant Secretary of Education Johan Uvin on the reauthorization of the federal "Perkins Act" – covering federal funding and requirements for Career and Technical Education.

"Investing in Innovation": We submitted a formal comment letter on behalf of the NCSD on proposed standards in this competitive grant program.

Meetings with Department of Education staff: We led a small meeting with the Department of Education Deputy Secretary John King to discuss PRRAC and NCSD priorities for the final two years of the Obama Administration.

Using School Improvement Grants to promote diversity: In response to a formal Departmental invitation for comment, we submitted a detailed proposal to the Department for an "evidence-based whole school reform strategy" for 2014-15 school turnaround funding grants – which would allow states to use SIG funds to reduce racial and economic isolation in failing schools as part of a school turnaround strategy. Our proposal is reflected in the successful NY State proposal released in late December.

ESEA renewal guidance: We joined with other members of the National Coalition on School Diversity to comment on the "ESEA Waiver Renewal Guidance," which will set out the

conditions that the Department of Education may impose on states that wish to continue to be exempted from key requirements of No Child Left Behind (these “waivers” have been necessitated by the failure of Congress to renew the Elementary and Secondary Education Act, or ESEA, which was amended by NCLB in 2001). We also met with key program staff administering the ESEA waiver process, and submitted additional comments at their request on upcoming supplemental guidance to states.

School integration in New York City: PRRAC Policy Analyst Mike Hilton testified on three New York City Council resolutions designed to promote racial and economic integration in New York City’s highly segregated public school system (see Policy Advances, above).

CONVENINGS AND COALITION BUILDING

From Geneva to DC: We led an extraordinary breakfast meeting of the National Coalition on School Diversity, hosted by Education Secretary Arne Duncan and his senior staff in October, to discuss the UN CERD Committee’s August 2014 findings and recommendations on school segregation in the United States (see Policy Advances, above). The Secretary expressed a commitment to addressing the concerns of the UN report, and on working collaboratively with the Coalition – and welcomed our input on two immediate followup items: the Department’s School Improvement Grants proposal, and guidance on renewals of ESEA waivers in the states.

Tools for Teachers: We hosted a well-attended one-hour webinar titled “Tools for Teachers: Strategies for Addressing Racial Dynamics in the Classroom” with Rachel Godsil and Linda Tropp. A recording of the webinar was posted to the NCSD website (www.school-diversity.org)

NCSD Steering Committee: We coordinated the fall meeting of the Coalition, hosted by the NAACP LDF in New York. Highlights included adoption of an advocacy agenda for 2015, unveiling of NCSD website redesign, and initial plans for the third NCSD national conference, tentatively scheduled for the fall of 2015 in Washington, D.C.

C. HOUSING/SCHOOLS

Our efforts to re-start the dialogue on housing and school integration policy between HUD and the Department of Education have apparently been successful, with ongoing high-level meetings between the agencies. PRRAC’s January 2015 memo on interdepartmental collaboration has helped to inform the policy “agenda” for these meetings.

At the state level, we have joined in collaborative discussions between key state and local education and housing leaders in the Richmond area (see “Regional Work,” below), and we hope to replicate the format we have developed in Richmond in other regions – including St. Louis.

D. CERD AND ICCPR

We scored a significant victory in our advocacy with the U.N. Committee on the Elimination of Racial Discrimination, in their third periodic review of U.S. compliance with the CERD treaty. The Committee's Concluding Observations and Recommendations included language directly reflecting two PRRAC-authored shadow reports in housing and education. For example, the education recommendations in the report called on the U.S. government to develop a comprehensive plan to reduce racial and economic segregation in schools – a recommendation which led to a recent meeting with Secretary Duncan and senior Department of Education staff to discuss steps to implement the recommendations. We also received strong recommendations to HUD from the CERD Committee. PRRAC Policy Counsel Megan Haberle represented PRRAC at the CERD hearings in Geneva.

E. TRANSPORTATION, EQUITY, ENVIRONMENTAL JUSTICE, AND HEALTH

Department of Transportation: We submitted comments on the Department's proposed metropolitan transportation planning guidance, focusing on the need for affordable housing elements in new transit-oriented development, and aligning the DOT guidance with the affirmatively furthering fair housing mandate.

Transit Oriented Development: A new PRRAC study by UC-Berkeley researchers Miriam Zuk and Ian Carlton, "Equitable Transit Oriented Development," assessed whether transit-oriented development is opening up new housing opportunities for low income families, or simply replicating old patterns of subsidized housing location.

F. REGIONAL WORK

Hartford: Our work with the Sheff Movement coalition has continued to be very active. Last summer, the movement co-organized a "Where's my seat?" rally for parents seeking more quality, integrated school options in the Hartford area. In the fall of 2014, the Sheff Movement coalition launched a new staff liaison network, sponsored a "mix-it-up" event for teachers in area magnet schools, developed our 2015 legislative and advocacy agenda, and participated in a focus group on marketing regional school choice programs. The coalition also led active communications efforts in the local media to counter pressure to dilute magnet school enrollments, championed our successful campaign to add additional Open Choice seats in the town of Glastonbury, and fostered a very positive engagement with the new Hartford Superintendent, including through a welcoming event at one of the coalition's monthly organizing meetings.

In 2015, our work with the Sheff Movement included the annual “advocacy day,” which brought over 100 magnet school and open choice parents and students to the State Capitol. In February, the New York Times released an editorial praising Connecticut’s progress on school integration as an example for New York state. Later in the spring, we released a policy brief on the growth of pre-K education options in the regional school desegregation plan. We also hosted a webinar featuring SSAB member Gary Orfield, who presented the latest UCLA Civil Rights Project report on school segregation, *Connecticut School Integration: Moving Forward as the Northeast Retreats*, which found that school integration is increasing in Connecticut, contrary to the resegregation trend that the CRP has documented in nine other East Coast states.

In addition, the Sheff Movement hosted a forum for the Hartford mayoral candidates with the goal of responding to and neutralizing inaccurate and misleading rhetoric that had been seeping into the campaign. We brought together about 45 parents, activists, and other supporters for an excellent dialogue with the candidates. John Humphries and Gina Chirichigno prepared an informational PowerPoint presentation for the candidates on Sheff progress. Gina, the ONI co-director, helps to support the coalition’s staff.

Philadelphia: As part of our work for the Pennsylvania Human Relations Commission, we collected and analyzed administrative documents from the four counties participating in the regional housing mobility program to make recommendations for improved housing mobility in the administration of the housing choice voucher program. In addition, we have been advocating with HUD for a second-year renewal of funding for the Philadelphia regional mobility program. At the same time, we have moved forward with setting up a security deposit fund and a fair housing testing program to support the program.

This spring, we drafted a letter on behalf of Building One America criticizing HUD for its failure to properly oversee and re-fund the SE Pennsylvania regional housing mobility program, followed by a meeting with the HUD Deputy Assistant Secretary responsible for program funding, along with her staff and staff from the Office of General Counsel. After the meeting we submitted a more detailed report, coauthored with David Rusk, detailing the deficiencies of the program, and the key changes needed.

Baltimore: Executive Director Phil Tegeler continued in his role as a Board member of the Baltimore Housing Mobility Program, and head of the Board’s policy committee. The most recent policy changes approved by the Board include an admission preference for families with at least one child under the age of eight, and a shift from the traditional neighborhood targeting criteria (race, poverty, and concentration of subsidized housing) to neighborhood targeting based on a detailed opportunity map of the region (opportunity mapping was prominently featured at the Thompson remedy hearing in 2004, but until this year had never been implemented in the mobility program itself).

St. Louis: Phil Tegeler’s keynote speech and PowerPoint presentation at the annual St. Louis Fair Housing conference suggested that St. Louis area PHAs needed to reform their Housing Choice Voucher programs and develop a housing mobility program, as part of the region’s response to the tragedy in Ferguson. News reports of the conference and the PowerPoint were picked up by HUD, which has since been working with us to design and possibly fund a new housing mobility program in St. Louis and St. Louis County. Our local partners in this effort

include the Equal Housing Opportunity Center, and Professor Molly Metzger and colleagues at Washington University.

PRRAC also joined the Lawyers Committee and the St. Louis-based Equal Housing Opportunity Center in a comment letter to the Missouri Housing Finance Commission responding to the draft Low Income Housing Tax Credit (LIHTC) plan for the state of Missouri. The state's past administration of the LIHTC program has led to a pattern of segregation of tax credit properties in North St. Louis and North St. Louis County.

Richmond: PRRAC helped lead a roundtable discussion on linking housing and school integration at the "Healing History" Conference in Richmond, VA in April, followed by a meeting with school and housing leaders from the city and state government to develop a draft set of principles that were ultimately adopted by the group. Two months later, we held a followup meeting at the Housing Virginia conference to agree on a set of concrete "next steps." Participants included city and suburban school board members, superintendents, housing agency directors, and senior staff at the state departments of housing and education.

California: Megan led a subcontract with the Lawyers Committee for Civil Rights, in preparing the PHA portions of the official "Analysis of Impediments to Fair Housing" for both the City of Ontario and the County of San Luis Obispo.

G. COMMUNICATIONS/SPEAKING ENGAGEMENTS/PUBLICATIONS

Staff Publications

Chester Hartman documented a 1952 cross burning in Harvard Yard in the *Harvard Crimson*, suggesting that the university make a public acknowledgment or apology for the University's initial efforts to prevent students from reporting the incident to the press.

Chester also published a letter to the editor in the Post regarding the successful unionization of adjunct faculty at George Washington University.

Phil Tegeler published an article in the *University of Michigan Journal of Law Reform*, titled "The 'Compelling Government Interest' in School Diversity: Rebuilding the Case for an Affirmative Government Role."

Phil coauthored an essay with Barbara Sard on the potential of Housing Choice Vouchers for families with children in the NYU Furman Center's "Dream Revisited" series.

PRRAC Reports

Fifty Years of "The People v. HUD": A HUD 50th Anniversary Timeline of Significant Civil Rights Lawsuits and HUD Fair Housing Advances: PRRAC published a booklet and wall poster as a counterweight to the ongoing official celebrations. The timeline highlights the important relationship between civil rights advocates and the agency in shaping HUD's history.

Constraining Choice: The Role of Online Apartment Listing Services in the Housing Choice Voucher Program: Our new report exposes the fair housing impacts of the growing use of online search tools for Housing Choice Voucher tenants, using maps from six metropolitan areas. We hope the report will influence PHA practice and also inform HUD's upcoming rule on voucher portability.

The HOME Program and Affirmatively Furthering Fair Housing? PRRAC issued a report on HUD's HOME program, which reviews national data and case studies in three metro areas to explore the question, "Is the HOME program affirmatively furthering fair housing?" (released October 2014)

Equitable Transit Oriented Development: A new PRRAC study by UC-Berkeley researchers Miriam Zuk and Ian Carlton assesses whether transit-oriented development is opening up new housing opportunities for low income families, or simply replicating old patterns of subsidized housing location.

Take a Chance on Me: A Review of the Milwaukee County Security Deposit Assistance Program: A new PRRAC research report by Peter Rosenblatt and Jennifer Cossyleon at Loyola University-Chicago looks at the impacts of an innovative security deposit incentive program in Milwaukee County with assistance from the Metropolitan Milwaukee Fair Housing Council.

Investing in Integration? A fair housing assessment of the multi-billion dollar bank settlements: Our policy brief, authored by Demelza Baer, assesses the likely impact of an innovative "affirmatively furthering fair housing" incentive, and other provisions in the three recent multi-billion dollar bank settlements arising out of the 2008 financial crisis.

Linking housing and school integration policy: what federal, state and local governments can do? Most of the recent efforts to link housing and school policy have focused on place-based programs that help to improve student outcomes but are not designed to reduce racial or poverty concentration. Our new policy brief identifies coordinated housing and school integration policies that can be adopted by state and local governments.

Finishing Last: Girls of Color and School Sports Opportunities: This new study with the National Women's Law Center links school segregation with a lack of high school sports opportunities for girls by comparing opportunities available in 90%+ white schools versus 90%+ minority schools. The report shows that at both the state and national level, heavily minority schools typically provide far fewer sports opportunities for girls (defined as spots on teams) compared to heavily white schools, potentially raising both Title IX and Title VI concerns.

A Better Start: Why Classroom Diversity Matters in Early Education: This new PRRAC/Century Foundation study analyzes the increasing segregation in pre-k education, the evidence on the benefits of diversity in early education, and a detailed set of recommendations on policy steps necessary to bring more children together in pre-k classrooms. The study was officially launched at a standing-room only Capitol Hill Briefing on April 29 attended by Congressional staff, senior staff from HHS and the Department of Education, along with a number of journalists.

One Nation Indivisible issued its latest Story from the Field: “What is Found in Translation? For Bilingual Interpreters, A Path out of Poverty. For Medical Patients, an Amplified Voice.”

Selected Conference Presentations

Megan was a panelist in a plenary session at a Neighborworks Symposium on “Connecting Health, Housing and Community.”

Phil presented, along with board member Olati Johnson, at a roundtable “listening session” on Title VI enforcement at the Department of Justice, Civil Rights Division.

Gina moderated a panel on “Bilingualism, Multiculturalism, and Magnet Schools’ Role in Closing the ELL Opportunity Gap” in a Goodwin College conference on Magnets and School Choice.

Phil gave a panel presentation on “Housing and school desegregation: Still relevant? Still possible?” at the NAACP LDF annual training conference at Airlie, VA.

Phil gave a talk to students and faculty at Western New England University School of Law, titled “50 Years After the Civil Rights Act: The Challenge of Ending Segregation in Housing and Education.”

Silva Mathema provided a research perspective at a lunch seminar for DC law interns on “Gentrification: Legal Issues and Remedies,” sponsored by Asian Americans Advancing Justice.

Phil spoke on “Barriers to Housing Mobility in the Housing Choice Voucher Program” at the annual conference of the National Housing Conference in Oakland.

Phil joined Dan Rinzler of the Nonprofit Finance Fund and Mary Cunningham of the Urban Institute in a commentary on the Pay for Success website previewing a white paper on the use of a social impact investing model to support housing mobility.

Phil spoke on the racial impacts of eminent domain at a conference at the University of Connecticut Law School marking the 10th anniversary of the controversial Supreme Court case, *Kelo v. City of New London*.

Phil also was a guest speaker at a city planning class at Virginia Tech and a community development law class at the Yale Law School, and spoke on a New Jersey based radio show about the Section 8 program.

Michael Hilton joined in a presentation to a group of Princeton undergraduates about segregation in NYC schools.

In April, PRRAC convened a group of key civil rights groups and fair housing consultants to discuss how to improve and monitor performance standards for fair housing consulting and reporting after the new AFFH rule is released and begins to be implemented.

We participated in a presentation and discussion with senior HUD staff led by SSAB member Ingrid Ellen, who presented her new empirical study on the effectiveness of civil rights siting incentives and disincentives in LIHTC state allocation plans.

Phil gave the morning keynote address at the annual St. Louis fair housing conference in April, followed by a two hour afternoon “affirmatively furthering fair housing” training session for about 75 municipal officials in St. Louis County.

Phil gave a plenary presentation at “Schools in the Face of Demographic Change: A Housing and Schools Symposium,” a conference in Richmond sponsored by the statewide “Housing Virginia” coalition.

Phil, Etienne, and Gina participated in the three-day Kellogg Foundation “America Healing” conference in Asheville, NC in May. Phil and Gina spoke on a plenary panel and breakout session on Day 2, and Etienne joined the final day conference gospel choir.

Phil participated in a workshop session at the annual Neighborworks conference on the implications of the *Texas v. ICP* case for the Low Income Housing Tax Credit program – and later participated in a Neighborworks webinar on the same topic.

Phil joined in a Congressional Briefing sponsored by a House health caucus on civil rights and health policy.

Phil presented a segment of a webinar on “AFFH for PHAs” that was broadcast to public housing authorities in HUD Region 5.

Phil gave a talk to several student groups at Columbia law school on PRRAC’s work linking housing and education policy.

PRRAC website, emails and social media

The PRRAC website continued to see robust traffic in the past year and 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 an increasing presence on Facebook and Twitter – 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.

H. ADMINISTRATIVE AND STAFF UPDATES

Our 25th anniversary dinner at Busboys and Poets was a great success – including wonderful fellowship with many old friends of PRRAC, and an inspiring roundtable discussion with three of PRRAC’s founders (John Powell, Alan Houseman, and Jack Boger), moderated by Sheryll

Cashin. Plus we raised over \$15,000, thanks to both individual ticket buyers and our event sponsors.

Two of our staff members have moved on to new positions: Ebony Gayles has moved to HUD, to work in the Office of Public and Indian Housing, and Silva Mathema has moved to a research associate position at the Center for American Progress, specializing in immigration policy (her dissertation topic)

We were pleased to welcome our new Law & Policy Fellow, Etienne Toussaint, in November. Etienne is a 2012 graduate of Harvard Law School who joins us after a two-year stint in private practice in D.C.

Michael Hilton (PRRAC Policy Analyst) has relocated to New York City. He will still be working for PRRAC but is being housed/hosted at New York Appleseed's offices.

We also hired Sarah Clayman and Lisa Flores as part- time administrative and development assistants.