

THE 9TH NATIONAL
CONFERENCE ON
HOUSING
MOBILITY

SEPTEMBER 20, 2023

WASHINGTON, DC

PRRAC
*Poverty & Race
Research Action Council*

**Mobility
Works** 

CLPHA 

NAHRO
90
YEARS
1933-2023
NAHRO.org

AGENDA

8:15 Registration, light breakfast

9:00 Welcoming Remarks

Sunia Zaterman, Executive Director, CLPHA

Sheryll Cashin, Georgetown Law School & PRRAC Board of Directors

9:30-10:45 PANEL:

Latest research on housing mobility and the Housing Choice Voucher program

Stefanie Deluca, Johns Hopkins University: Finding the “secret sauce” – results from qualitative research on the Seattle housing mobility demonstration

Sarah Oppenheimer, Opportunity Insights: Policy implications of social capital research

Martha Galvez, Housing Solutions Lab: Recent research on source-of-income discrimination and the impacts of SOI discrimination protections

Sarah Stochack, NYU Furman Center: New research on the implementation of the Small Area Fair Market Rent rule, 2018-2022

Solomon Greene, HUD Principal Deputy Assistant Secretary for Policy Development and Research, moderator

11:00-12:15 PANEL:

Innovations in housing mobility practice

Jonathan Bigelow, Research Associate, MDRC, Lessons from St. Louis and Milwaukee

Brent Meltzer, Chief, Housing Protection Unit, Office of the New York State Attorney General

A. Fulton Meachem, CEO, Inlivan (Charlotte)

Rachel Garshick Kleit, PhD, Professor of City and Regional Planning, Ohio State University; Board Member and co-founder, Move to Prosper

Valerie Rosenberg, Executive Director, Mobility Works, moderator

12:15 LUNCH

1:00 Keynote Address:

Professor Raj Chetty, Harvard University

Introduced by **Philip Tegeler, PRRAC**

1:30-3:00 PANEL:

Progress report on the Community Choice Demonstration

Dorivette Nolan, Cuyahoga Metropolitan Housing Authority (Cleveland)

Maria Sharp, The Housing Council at Pathstone (Rochester)

Colleen Cain, Allegheny County Department of Human Services (Pittsburgh)

Alison Bell, HUD Office of Public and Indian Housing, moderator

3:15-5:00 PANEL:

Developing policy prospects at HUD and in Congress

Peggy Bailey, Center on Budget & Policy Priorities

Richard J. Monocchio, HUD Principal Deputy Assistant Secretary for Public and Indian Housing

Beth Cooper, senior staff, Senate Banking, Housing and Urban Affairs Committee (invited)

Demetria McCain, HUD Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity

Deborah Thrope, Deputy Director, National Housing Law Project

Barbara Sard, Mobility Works Board Member, moderator

5:00 Closing Remarks

Senator Chris Van Hollen (D-MD)

Introduced by **Adria Crutchfield**, Baltimore Regional Housing Partnership; Mobility Works Board Chair

Mark Thiele, CEO, NAHRO

5:30 Reception (on site)

BIOS OF SPEAKERS/MODERATORS

Peggy Bailey

pbailey@cbpp.org

Peggy Bailey is the Vice President for Housing and Income Security at the Center on Budget & Policy Priorities. She oversees the Center's work to protect and expand access to affordable housing, improve state's Temporary Assistance for Needy Families (TANF) and child support programs and expand employment opportunities to housing and cash assistance recipients. Throughout her career, she has helped build connections between the housing community and health, nutrition, child welfare, and other systems of care. Prior to rejoining the Center in 2022, Bailey served in the Biden/Harris Administration as the Senior Advisor on Rental Assistance to HUD Secretary Marcia L. Fudge. Bailey holds a B.A. in Government from the University of Notre Dame, and a Master of Public Affairs from the University of Texas at Dallas.

Alison Bell

Alison.Bell@hud.gov

Alison Bell is a Senior Housing Program Specialist in HUD's Office of Public and Indian Housing and helps lead the Community Choice Demonstration and other housing mobility efforts. Prior to joining HUD in 2019, Alison worked at the Center on Budget and Policy Priorities, and was the Executive Director of the Baltimore Regional Housing Partnership. Alison began her career in the HCV program in 2008 with the Atlanta Housing Authority and then served as a consultant with Nan McKay and associates for six years.

Jonathan Bigelow

Jonathan.Bigelow@mdrc.org

Jonathan works to design, strengthen, and evaluate programs that seek to improve various outcomes for people experiencing poverty. In the housing mobility space, he is an implementation researcher for the Creating Moves to Opportunity and Supporting Moves to Opportunity demonstrations in the Seattle, Milwaukee, and St. Louis metropolitan areas. His other recent activities include supporting evaluations of new subsidized rent policies being tested by HUD, technology training programs backed by the Google Career Certificates Fund, and efforts to track long-term outcomes using federal administrative data by the HHS.

Colleen Cain

Colleen.Cain@AlleghenyCounty.US

Colleen Cain, PhD, is an analyst and project manager at the Allegheny County Department of Human Services. In addition to supporting the agency's work to reduce homelessness and promote housing stability, she coordinates the work of many partners involved in the Pittsburgh metro area's Community Choice Demonstration. Previously, Colleen worked as a project developer/manager/applied researcher at the Pittsburgh-based UrbanKind Institute and the University of Pittsburgh's Center for Social and Urban Research, as well as the Washington, DC-based Northeast-Midwest Institute. She earned masters and doctoral degrees in sociology from the University of Florida.

BIOS OF SPEAKERS/MODERATORS

Sheryll Cashin

cashins@law.georgetown.edu

Sheryll Cashin is an acclaimed author who writes about the U.S. struggle with racism and inequality. Her most recent book, *White Space, Black Hood: Opportunity Hoarding and Segregation in the Age of Inequality*, is about the role of segregation and redlining in reproducing inequality. Her books have been nominated for the NAACP Image Award for Nonfiction (2015), Hurston/Wright Legacy Award for Nonfiction (2005, 2009, and 2018), and an Editors' Choice in the *New York Times* Book Review (2004). Cashin is the Carmack Waterhouse Professor of Law, Civil Rights and Social Justice at Georgetown University. She is a former law clerk to Supreme Court Justice Thurgood Marshall and an active member of the Poverty and Race Research Action Council. A contributing writer for *Politico Magazine*, she has also written commentaries for the *New York Times*, *Los Angeles Times*, *Washington Post*, *Salon*, *The Root*, and other media.

Beth Cooper

beth_cooper@banking.senate.gov

Beth Cooper is a senior staff member for the Senate Banking, Housing and Urban Affairs Committee.

Adria Crutchfield

acrutchfield@brhp.org

Adria Crutchfield is an affordable housing and community development leader with public service experience that spans federal, state, and local government legislative and executive branches. Since February 2019, she has served as the Executive Director of the Baltimore Regional Housing Partnership, dedicated to helping families escape poverty through access to high-quality housing in areas with strong schools, low crime, and ample job opportunities. She has held roles in external affairs, issue advocacy, and coalition building focused on improving the quality of life of vulnerable populations and creating vibrant cities. Adria serves as board chair of the housing mobility nonprofit, Mobility Works, and on the board of directors for the Maryland Association of Housing and Redevelopment Agencies.

Stefanie DeLuca

sdeluca@jhu.edu

Stefanie DeLuca is the James Coleman Professor of Sociology and Social Policy at the Johns Hopkins University, where she directs the Poverty and Inequality Research Lab. She also works as a research principal at Opportunity Insights at Harvard University. Dr. DeLuca uses sociological perspectives to inform education and housing policy, and conducts mixed-methods studies that combine qualitative research with experimental or quasi-experimental designs. Some of her work focuses on the effects of programs to help low-income families relocate to safer neighborhoods and better schools through housing vouchers. Based on some of this work with young adults in the Baltimore site of the Moving to Opportunity program, Dr. DeLuca co-authored *Coming of Age in the Other America* (with Susan Clampet-Lundquist and Kathryn Edin).

BIOS OF SPEAKERS/MODERATORS

Martha Galvez

martha.galvez@nyu.edu

Martha Galvez is the Executive Director of the Housing Solutions Lab at the NYU Furman Center. Her expertise is in housing and homelessness policy, with a focus on policies and programs that strengthen housing stability and neighborhood choice. She has extensive experience with mixed-methods research and has designed studies with complex administrative, survey, and qualitative data. Previously, she was a Principal Research Associate at the Urban Institute. She has also held policy and research positions in several state and local organizations. Galvez holds a PhD in public policy and administration from the Robert F. Wagner School of Public Service at New York University.

Solomon Greene

solomon.greene@hud.gov

Solomon Greene was appointed by President Biden to lead HUD's Office of Policy Development and Research (PD&R). PD&R informs policy development and implementation across HUD and advances the Department's mission "to create strong, sustainable, inclusive communities and quality affordable homes for all" through research, data, demonstration projects, innovation and evidence. Prior to joining HUD, Mr. Greene held leadership positions in research institutions, affordable housing and community development organizations, local and federal governments, and philanthropy. For over seven years, he was a senior fellow at the Urban Institute, where he led research on fair and affordable housing, land use, technology and inclusive growth and recovery in cities.

Rachel Garshick Kleit

kleit.1@osu.edu

Rachel Garshick Kleit, Ph.D., is Associate Dean of Faculty Affairs in the College of Engineering and Professor of City and Regional Planning (CRP) in the Knowlton School of Architecture, both at the Ohio State University (OSU). Her research focus is on affordable housing and social inequality. She has interests in the social impacts of housing, housing mobility, and instability, public housing authorities as developers, fair housing, and fair access to credit. As a co-founder of Move to PROSPER, she collaborated to develop the strategy, format, and structure of Move to PROSPER, and continues in oversight and big picture strategy role.

Demetria McCain

demetria.l.mccain@hud.gov

Demetria McCain serves as the Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity (FHEO) at the U.S. Department of Housing and Urban Development (HUD). At FHEO, McCain assists HUD's efforts to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities. McCain joins HUD following fifteen years of service, with five as president, at the Inclusive Communities Project (ICP), a Dallas, TX-based affordable fair housing nonprofit. Before joining ICP, McCain worked on USDA

BIOS OF SPEAKERS/MODERATORS

Section 515 rural multifamily housing matters at the National Housing Law Project. She was also a staff attorney for the Neighborhood Legal Services Program of Washington, D.C. She is a graduate of Howard University School of Law, New York University and Brooklyn College and a member of the Dallas Alumnae Chapter of Delta Sigma Theta Sorority, Inc.

A. Fulton Meachem

fmeachem@inlivan.com

As President and CEO of INLIVIAN, Fulton is responsible for the strategy and effective operation of one of the most progressive housing authorities in the nation. He has over 20 years' experience in affordable housing and an extensive track record in workforce housing, resident services, and housing operations. He has started two nonprofits to use private dollars for public benefit, such as in post-secondary education and affordable housing. He has led development efforts that resulted in the creation of more than 1,800 mixed-income apartments and has also created comprehensive supportive service programs. Fulton serves on multiple boards and committees, including Charlotte Works, Moving to Work Collaborative, Childress Klein Center Real Estate Advisory Board, and All Income Counts Coalition.

Brent Meltzer

brent.meltzer@ag.ny.gov

Brent Meltzer currently serves as the Chief of the Housing Protection Unit at the New York State Office of the Attorney General. Brent first joined the Attorney General's office in 2016 as the Chief of the Real Estate Finance Bureau. Prior to working at the Attorney General's office, he was the Assistant Commissioner for Neighborhood Partnerships at the New York City Department of Housing Preservation and Development. From 2002 until 2015, Brent was a legal services attorney at South Brooklyn Legal Services (now Brooklyn Legal Services) both as a staff attorney in the HIV and Housing units and as the director of the Housing unit. He earned his law degree from NYU School of Law in 2002.

Richard J. Monocchio

rmonocchio@thehacc.org

Appointed to serve as the Principal Deputy Assistant Secretary of HUD's Office of Public and Indian Housing, Richard J. Monocchio has dedicated his professional career to public service. He has served in several city government capacities for the City of Chicago, in addition to roles on the federal level, serving in the U.S. Department of Housing and Urban Development under the Clinton Administration. In 2011, Mr. Monocchio was appointed Executive Director of the Housing Authority of Cook County (HACC), where he continued to advocate for safe, affordable housing. He is also a vice-chair to the non-profit Community and Economic Development Association of Cook County (CEDA) and serves on the Cook County Workforce and Cook county Land Bank Boards. He has a bachelor's degree in political science from the University of Illinois at Chicago.

Housing Mobility Programs in the U.S.





PRRAC
Poverty & Race
Research Action Council

Mobility Works 

BIOS OF SPEAKERS/MODERATORS

Dorivette Nolan

noland@cmha.net

Dorivette Nolan, Director of Policy, Planning & Housing Mobility at CMHA, serves the community through participating on community boards and committees. Dorivette has 20 years of housing experience, all of which have been at CMHA. Since 2016, she has headed the Policy, Planning and Housing Mobility Department providing planning coordination with the Housing and Urban Development (HUD) for the Authority's various reporting systems, both for Low-Income Public Housing (LIPH), the Housing Choice Voucher Program (HCVP) and policy development projects.

Sarah Oppenheimer

soppenhe@fas.harvard.edu

Sarah Oppenheimer is Executive Director at Opportunity Insights. She guides OI's strategies to foster economic opportunity for all, leads OI's organizational and administrative structures, and focuses on ensuring that OI's research and data have impacts in both academic and policy spaces. She previously served as the Director of Research and Evaluation for the King County Housing Authority, led cross-sector research at the Harvard School of Public Health's Division of Public Health Practice and the Dana Farber Cancer Institute's Center for Community-Based Research, and worked on evaluations for Building Changes and Abt Associates. Sarah received her BA from the University of Vermont, Masters in Public Health from Harvard University, and Masters in Public Policy from the University of Washington.

Valerie Rosenberg

vrosenberg@housingmobility.org

Valerie is Executive Director of Mobility Works, where she is focusing on strengthening its member network, expanding its technical assistance and training practice, and creating opportunities for mobility client leadership in its advocacy efforts. She joined Mobility Works after serving as Chief of Staff for two private foundations, providing leadership across their programs, operations, communications, and organizational development. Previously, she was Vice President of the Fund for Public Housing and Deputy Director of Public/Private Partnerships at the New York City Housing Authority. She has also worked in policy development and analysis, advocacy, education, and direct social service provision. Valerie holds a BA from Brandeis University and an MPP from the University of California, Berkeley.

Barbara Sard

barbara.sard@gmail.com

Barbara Sard has been involved in efforts to promote the use of housing vouchers to expand geographic access to greater opportunities, especially for low-income children, as a legal services advocate, policy analyst, and as Senior Advisor to HUD Secretary Donovan early in the Obama Administration. After 20 years

BIOS OF SPEAKERS/MODERATORS

leading the housing policy work at the Center on Budget and Policy Priorities she retired in June 2019, but has remained involved in housing mobility issues as a board member of Mobility Works and the National Housing Law Project, and as a consultant.

Maria Sharp

msharp@pathstone.org

Maria Sharp began her career in Humans Services in her mid-twenties by dedicating her time to the service of others. For the past 15 years she has focused her efforts on supporting individuals and families experiencing homelessness. Prior to her work with the CCD program, she led a program that provided permanent supportive housing to our most vulnerable community members. She managed PBV, HCV, PSH scattered site units funded by HUD, HCR, NYSSH, and ESHHI. She continues to be true to her passion by empowering the families we serve with knowledge, education, choices, and hope of a brighter future. The Rochester Metro Area CCD program is making great strides one family at a time.

Sarah Stochack

sarah.stochack@nyu.edu

Sarah Stochak is a doctoral student at NYU Wagner and a doctoral fellow at the NYU Furman Center. Her research interests include housing policy, urban economics, and public economics. Her recent work evaluates the Housing Choice Voucher program, including work on program take-up, policy changes, and participant outcomes. She previously worked as a researcher at the Urban Institute in the Housing Finance Policy Center. She holds a B.A. in Economics from the University of California, Berkeley.

Philip Tegeler

ptegeler@prrac.org

Phil Tegeler is the Executive Director of the 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 housing and education policy, including for example, "Housing Choice Voucher Reform: A Primer for 2021 and Beyond" (2020). PRRAC's housing policy work focuses on the implementation of civil rights mandates in the major federal housing programs, including the Housing Choice Voucher program, Public Housing, the Low Income Housing Tax Credit, HOME, and the Housing Trust Fund. Before coming to PRRAC, Mr. Tegeler worked as a staff attorney and legal director with the Connecticut ACLU, and served on the clinical faculty at the University of Connecticut School of Law. He is a graduate of Columbia Law School. This is his ninth national housing mobility conference.

KEYNOTE SPEAKER

RAJ CHETTY

is the William A. Ackman Professor of Public Economics at Harvard University and Director of Opportunity Insights. Chetty's research combines empirical evidence and economic theory to help design more



effective government policies.

His work on tax policy, unemployment insurance, and education has been widely cited in media outlets and Congressional testimony. His current research focuses on equality of opportunity: how can we give children from disadvantaged backgrounds better chances of succeeding?

Chetty earned his AB summa cum laude from Harvard College in 2000 and his Ph.D. from Harvard University in 2003. At the age of 23, Chetty became a professor at the University of California at Berkeley until 2009, when he returned to Harvard as one of

the youngest tenured professors in Harvard's history. Chetty was a faculty member at Stanford from 2015 – 2018. In summer 2018, he returned to Harvard where he rejoined the Economic Department and launched Opportunity Insights. Chetty has received numerous awards for his research, including a MacArthur "Genius" Fellowship and the John Bates Clark medal, given to the economist under 40 whose work is judged to have made the most significant contribution to the field.

Professor Chetty's work has had tremendous impacts on the field of housing mobility – why neighborhoods are important, what strategies work for addressing mobility, and how we can remain at the cutting edge in how to

measure and innovate in this space. Some of the key contributions that Raj and his colleagues have made include groundbreaking work on neighborhood effects, first establishing, with large datasets, that the neighborhoods children grow up in are directly connected to their long-term outcomes, and then, reanalyzing data from HUD's Moving to Opportunity Demonstration, proving that children who move from high poverty to low poverty neighborhoods at a young age have dramatically improved life outcomes – socially, educationally, and economically. Professor Chetty and his team's development of the Creating Moves to Opportunity pilot in Seattle established, with a randomized control study, that housing mobility programs work (no surprise to attendees at this conference!), and that large numbers of families with vouchers are interested in moving to higher opportunity communities, when the opportunity and assistance is presented to them. Most recently, Raj and his team have brought new data and measures to our understanding of social capital and why (and how) it matters for long-term opportunity. Given that so much of residential and school mobility is, at least implicitly, about who people have an opportunity to be in relationship with, this new work has tremendous potential to inform how the field can support cross-class connections within schools, neighborhoods, and other settings.

Key contributions that Raj and his colleagues have made include groundbreaking work on neighborhood effects, first establishing, with large datasets, that the neighborhoods children grow up in are directly connected to their long-term outcomes, and then, reanalyzing data from HUD's Moving to Opportunity Demonstration, proving that children who move from high poverty to low poverty neighborhoods at a young age have dramatically improved life outcomes – socially, educationally, and economically.

BIOS OF SPEAKERS/MODERATORS

Mark Thiele

mthiele@nahro.org

Mark Thiele is the Chief Executive Officer of the National Association of Housing and Redevelopment Officials (NAHRO). Before joining NAHRO, Thiele was the Interim President and CEO of the Houston Housing Authority (HHA). During his tenure, HHA focused on safety, increasing affordable housing, and innovation, adding thousands of units of affordable housing through acquisition and development and earning the Moving to Work (MTW) designation.

Deborah Thrope

dthrope@nhlp.org

Deborah Thrope is the Deputy Director of the National Housing Law Project. Deborah's work focuses on federal, state, and local policy advocacy to preserve affordable housing and tenants' rights. She provides training and technical assistance to advocates working with low-income tenants and serves as an advisor and editor of NHLP's seminal publication, *HUD Housing Programs: Tenants Rights*. Deborah has testified before Congress about increasing economic mobility in the Housing Choice Voucher program and improving living conditions for public housing residents. Before joining NHLP, Deborah was a senior attorney at the Law Foundation of Silicon Valley and represented clients with disabilities facing eviction and civil commitment.

Sunia Zatterman

szatterman@clpha.org

Sunia has over thirty years of experience in affordable housing issues at the federal, state, and local levels. She is the executive director of the Council of Large Public Housing Authorities (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.

CONFERENCE HOSTS

PRRAC

*Poverty & Race
Research Action Council*

The Poverty & Race Research Action Council (PRRAC) is a civil rights law and policy organization based in Washington, D.C. Our mission is to promote research-based advocacy strategies to address structural segregation and change the systems that disadvantage low income people of color, particularly in the areas of housing and education policy. PRRAC also supports the National Coalition on School Diversity. Special thanks to Nina Todd and Tessa Delgo for all of their great work putting this conference together!

Mobility Works is a national membership organization that works to promote self-determination among low-income families by expanding housing choice and opportunity. We provide training, advocacy, and technical assistance on housing mobility and related issues through a consortium of researchers, practitioners, and policy experts. Our founding members are the Baltimore Regional Housing Partnership, Housing Choice Partners, the Inclusive Communities Project, and the Poverty & Race Research Action Council.



CLPHA

The Council of Large Public Housing Authorities (CLPHA) is a non-profit organization that works to preserve and improve public and affordable housing through advocacy, research, policy analysis, and public education. Our membership includes more than 80 of the largest and most innovative public housing authorities across the country. The CLPHA membership collectively owns and manages nearly 40 percent of the nation's public housing stock, administers more than a quarter of the Housing Choice Voucher program, and provides a wide array of other rental assistance. CLPHA members also make vital services available to the more than one million low-income households they serve in federally-assisted housing.

The **National Association of Housing and Re-development Officials (NAHRO)**, established in 1933, is a membership organization of more than 19,500 housing and community development providers and professionals throughout the United States. NAHRO members create and manage affordable housing for low- and middle-income families, and support vibrant communities that enhance the quality of life for all. NAHRO members administer more than 3 million homes for more than 8 million people.



THE 9TH NATIONAL
CONFERENCE ON
**HOUSING
MOBILITY**

THANK YOU TO OUR SPONSORS!



**NATIONAL
ASSOCIATION OF
REALTORS®**



Zillow®



Enterprise®

NAHRO



building communities together