



# CHAPA Fair Housing Symposium: Building a Framework for a More Equitable Massachusetts

APRIL 29, 2021, 1:30–4:30 P.M. | VIRTUAL ZOOM CONFERENCE

## The Why Before the How 1:30–2:30 P.M.

- Andrew DeFranza, *Executive Director*, Harborlight Community Partners
- Bob Terrell, *member of the CHAPA Fair Housing Committee*
- MODERATOR: Whitney Demetrius, *Director of Fair Housing Engagement*, CHAPA

## Fair Housing & Racial Justice at the Federal Level 2:30–3:30 P.M.

- David Harris, *Managing Director*, Charles Hamilton Houston Institute of Race and Justice, Harvard University
- Tracy McCracken, *Director of Fair Housing*, National Community Reinvestment Coalition (NCRC)
- Dwain Tyndal, *Executive Director*, Alternatives for Community and Environment (ACE)
- MODERATOR: Ryan Dominguez, *Policy Analyst*, CHAPA

## Closing the Black Homeownership Gap & Creating Generational Wealth 3:30–4:30 P.M.

- Chrystal Kornegay, *Executive Director*, MassHousing
- Leslie Reid, *Chief Executive Officer*, Madison Park Development Corporation
- Elliot Schmiedl, *Director of Homeownership*, Massachusetts Housing Partnership (MHP)
- Henry Korman, *General Counsel*, 2Life Communities
- MODERATOR: James Jennings, *Professor Emeritus*, *Urban & Environmental Policy & Planning*, Tufts University

MATERIALS FROM SYMPOSIUM AVAILABLE AT:  
[HTTPS://BIT.LY/FAIRHOUSINGSYMPIUM](https://bit.ly/fairhousingsymposium)

*Photo courtesy of Seattle Municipal Archives*



## 2021 OPEN DOOR CHAMPION AWARD WINNERS



### COUNCILOR LYDIA EDWARDS

Councilor Edwards has spent her entire career as an advocate, activist, and as a voice on behalf of society's most vulnerable. She served as the deputy director within the Mayor's Office of Housing Stability where she was responsible for developing and delivering innovative solutions to fight displacement and brought together all stakeholders: landlords, management companies, housing authorities, and tenants. Councilor Edwards worked as a public interest attorney with Greater Boston Legal Services focusing on labor issues such as fighting for access to unemployment insurance, back wages, fair treatment for domestic workers, and combating human trafficking. She served as the statewide campaign coordinator for the Massachusetts Coalition for Domestic Workers, which advocated for the passage of the Domestic Workers Bill of Rights. In 2015, she was named Bostonian of the Year by the Boston Globe.



### MERIS BERGQUIST

Meris Bergquist is an attorney and Executive Director of the Massachusetts Fair Housing Center, the oldest fair housing organization in Massachusetts. She specializes in the representation of victims of housing discrimination before administrative agencies and in federal and state court. In 2005, Ms. Bergquist prevailed in a landmark Fair Housing Act case that expanded fair housing rights for female victims of domestic violence. She is a frequent guest lecturer at area colleges and at the Western New England University School of Law. She has written articles on fair housing issues, including a 2018 article, "How the Massachusetts Lead Poisoning Prevention and Control Act Codifies Systemic Discrimination Against Families with Children in Violation of the Federal Fair Housing Act." In 2011, she received the Paul F. Batch, Jr. award from the Stavros Center for exemplary service to Deaf individuals and in 2018 she received the Drum Major Award for the Advancement of Civil Rights in Massachusetts.

### MEMBERS OF THE AFFIRMATIVELY FURTHERING FAIR HOUSING COMMUNITY ADVISORY COMMITTEE (CAC)

Zakiya Alake, Roxbury Neighborhood Council  
Kathy Brown, Boston Tenant Coalition  
Barbara Chandler, Metro Housing Boston  
Nadine Cohen, Greater Boston Legal Services  
David Harris, Charles Hamilton Houston Institute of Race and Justice, Harvard University  
Lincoln Larmond, Boston Tenant Coalition  
Hajar Logan, formerly Alternatives for Community and Environment  
Sofia E. Owen, Alternatives for Community and Environment  
Kadineyse Paz, Boston Tenant Coalition  
Bob Terrell, member of CHAPA's Fair Housing Committee  
Margaret Turner, Greater Boston Legal Services  
Dwain Tyndal, Alternatives for Community and Environment  
James Jennings, Professor Emeritus, Urban & Environmental Policy & Planning at Tufts University



In 2016, the City of Boston began the process of creating an AFH. The City enlisted an Affirmatively Furthering Fair Housing (AFFH) Community Advisory Committee (CAC), comprised of fair housing advocates across Greater Boston and engaged in an extensive 16-month community outreach effort, involving public testimony, multiple community meetings and a citywide survey generating 2,500 resident responses. Despite the changing HUD requirements, the City resolved not to stop its efforts and agreed to continue to work with the CAC to complete the AFH. The CAC insisted on the importance of moving forward with a reader-friendly report that includes assessment of past goals, state of implementation, and new goals based on data and community meetings, as well as information the City had collected about fair housing issues. The strength of their commitment, advocacy, and collective experiences created momentum that pushed the City towards adopting more comprehensive fair housing policies and goals. The completed 2021 City of Boston Assessment of Fair Housing (AFH) represents the work of a strong partnership between the CAC and the City as well as other community-based organizations.



### AUTHORS OF QUALIFIED RENTERS NEED NOT APPLY

The Suffolk University Law School Housing Discrimination Testing Program (HDTP) is a full-service fair housing center conducting testing, enforcement, education and outreach, curriculum development, and academic study. Funded by HUD and the City of Boston, HDTP has trained hundreds of housing discrimination testers, conducted hundreds of tests, brought thousands of dollars in compensation to victims of discrimination, trained thousands in their fair housing rights and published ground-breaking empirical research studies. HDTP has worked with numerous partners in the community to move toward a more equitable housing market including HUD, the City of Boston, the Boston Foundation, the Office of the Attorney General, the Lawyers Committee for Civil Rights, and Metro Housing Boston. HDTP was co-founded by its Director, Professor William Berman and Assistant Director, Jamie Langowski, in 2012. HDTP staff include Catherine LaRaia, Director of Investigations and Outreach, James Matthews, Director of Enforcement, Kelly Vieira, Testing Coordinator for the City of Boston Project and Ana Vaquerano, Intake Specialist.

Analysis Group is one of the largest international economics consulting firms, with more than 1,000 professionals across 14 offices in North America, Europe, and Asia. Since 1981, they have provided expertise in economics, finance, health care analytics, and strategy to top law firms, Fortune Global 500 companies, and government agencies worldwide. Their internal experts, together with their network of affiliated experts from academia, industry, and government, offer their clients exceptional breadth and depth of expertise.



### SYMONE CRAWFORD

Symone joined MAHA's staff in 2018 after serving on the board of directors since 2014. Symone lives in Mattapan and worked for Encompass Insurance for seventeen years, most recently as a claims service leader. She serves on the state's Racial Equity Advisory Council for Homeownership (REACH) and as secretary of the board of the Midas Collaborative. Symone is an immigrant from the island of Jamaica, migrating to the United States in 1998 and coming to Boston in 1999. She is a graduate of Roxbury Community College, Northeastern University and Southern New Hampshire University online MBA finance concentration program. She is very passionate about her faith, her family and the needs of her community.



### BOB TERRELL

Robert Terrell is a part-time lecturer in the Department of Urban and Environmental Policy and Planning at Tufts University. He previously served as the Executive Director of the Fair Housing Center of Greater Boston. His most recent projects include an investigation of gentrification and displacement in Roxbury, Massachusetts; the creation of a new Article within the City of Boston's Zoning Code to help prevent gentrification and displacement within transit corridors and is participating in the creation of a new Assessment of Fair Housing for the City of Boston. He received his Masters in Public Policy from Tufts University (UEP) and his BA in Government and Sociology from Bowdoin College.



### DISABILITY POLICY CONSORTIUM

The Disability Policy Consortium (DPC) is an organization of disability rights activists who share a common goal of equal opportunity for all individuals with disabilities. DPC is committed to fostering understanding and support through advocating and educating for each individual's quality of life including the ability to live independently in whatever community one may choose. The Disability Policy Consortium's mission is to promote inclusion, independence, and empowerment by guiding statewide development of policies that ensure that programs and services enable people with disabilities to participate in the political, economic, and social mainstream of the Commonwealth. The DPC provides a vital link for information to consumers, agencies, organizations, and legislators.



### DAVID HARRIS

David Harris has been the managing director of the Charles Hamilton Houston Institute for Race and Justice since 2006. Under his leadership, the Houston Institute has created a national platform with its Houston/Marshall Plan for Community Justice, an initiative that seeks to change the way public policy is conceived and implemented. Prior to his current position he served as founding executive director of the Fair Housing Center of Greater Boston and with the U.S. Department of Housing and Urban Development (HUD) and the U.S. Commission on Civil Rights. He holds a Ph.D. in sociology from Harvard University and a B.A. from Georgetown University.



### TRACY MCCRACKEN

Tracy McCracken is the Director of Fair Housing at the National Community Reinvestment Coalition. She garnered extensive fair housing and fair lending testing experience as a project coordinator with DB Consulting Group, a senior project coordinator with the National Fair Housing Alliance, and the executive director of the Mobile Fair Housing Center. She has conducted testing in the areas of affordable rental, rental, sales, lending, insurance and public accommodations. She is one of the authors of the U.S. Department of Housing and Urban Development's "Study of the Fair Housing Initiatives Program." She is a graduate of The University of Montevallo and Mercer University's Walter F. George School of Law. She is a member of the Alabama State Bar Association.

## 2021 SYMPOSIUM PANELISTS



### ANDREW DEFRANZA

Andrew DeFranza has served as the Executive Director of Harborlight Community Partners (HCP) since 2007 and has been in leadership roles in the nonprofit sector for the last 19 years, in both New England and the upper Mid West. Prior to leading HCP, Andrew was the Executive Director of a homelessness organization in Milwaukee. Andrew is passionately dedicated to creating housing for all, while challenging the systems that construct barriers to affordable housing development. He holds an M.A. in Theology (Social Ethics) from Gordon-Conwell Theological Seminary and an M.A. in Community Economic Development from Southern New Hampshire University.



### DWAIGN TYNDAL

Dwaigh has over twenty-five years of professional experience in economic development, community and neighborhood development, youth development and workforce development. Throughout his professional experience, Dwaigh has effectively led capable and diverse teams and has also been able to communicate complex public policies to various stakeholders to show how community-based partnerships can build stronger communities and empower residents and businesses to take active roles in their neighborhoods.



## CHRYSTAL KORNEGAY

Chrystal Kornegay currently serves as Executive Director of MassHousing which lends over \$1 billion annually to produce and preserve affordable rental housing and create homeownership opportunities for low- and moderate-income borrowers. Before joining MassHousing, Ms. Kornegay served as the Baker-Polito Administration's Undersecretary for Housing and Community Development. Prior to her work as Undersecretary, Ms. Kornegay was President and Chief Executive Officer at Urban Edge, one of New England's largest community development corporations. She holds a Master's in City Planning from the Massachusetts Institute of Technology and a B.A. from Hunter College.



## LESLIE REID

Leslie has over twenty years of affordable housing, commercial, and community development experience in the private, public and non-profit sectors. Currently, she serves as MPDC's Vice President of Programs, overseeing youth development, health equity, public safety, arts and cultural, and community facilities programming. In her previous role at the Massachusetts Department of Housing & Community Development, she assisted public housing authorities with mixed-finance, private affordable housing, and non-residential development. Leslie currently serves on the boards of the Children's Investment Fund, the Boston Preservation Alliance, and the loan committees of the Life Initiative and the Massachusetts Housing Investment Corporation.



## ELLIOT SCHMIEDL

Elliot Schmiedl re-joined MHP in March 2016 as the program manager for the Homeownership team and was promoted to director of homeownership in August 2016. He is responsible for advancing homeownership priorities and goals, including our efforts to close the racial homeownership and wealth gaps. In his earlier position at MHP, he was a senior program associate, working with lenders and non-profit community partners to administer the SoftSecond and ONE Mortgage Programs. Before his return to MHP, Schmiedl was family services division director at the South Middlesex Opportunity Council, a community-based social service non-profit organization. He holds a bachelor's degree in political science from Northeastern and a master's in public administration from Suffolk University.



## HENRY KORMAN

Henry Korman is currently General Counsel at 2Life Communities. He has over 25 years of experience representing clients with affordable housing development, civil rights, and a wide range of regulatory compliance matters. He has represented state agencies, municipalities, for-profit and nonprofit developers, property managers, and asset managers in such diverse areas as compliance with the civil rights and fair housing requirements of affordable housing programs, Section 504 of the 1973 Rehabilitation Act, the Americans with Disabilities Act and the Fair Housing Act. Henry is an expert on admission and occupancy standards for public, assisted, and low-income housing tax credit housing (including HUD's 4350.3 Multifamily Occupancy Handbook), lead-based paint compliance, the Uniform Relocation Act and other laws.