

FINDING SPACE TO SOLVE HOMELESSNESS:

Addressing Homelessness Through Public, Private, and Religious Land Use

Saturday, April 14, 2018
Seattle University School of Law

How can we use public and private space to mitigate the homelessness crisis? The *Finding Space* forum will discuss ideas, solutions, and challenges around using public and private property to address homelessness.

Together, we'll explore social, legal, and policy issues related to many private and city-based approaches to tackling homelessness, such as safe parking lots for vehicle residents, authorized encampments, faith-based shelters, and the construction of accessory dwelling units in residential backyards.

The *Finding Space* forum aims not only to stimulate thought, discussion, and scholarship, but ideally to empower participants to more confidently pursue and support progressive uses of space to address the needs of people experiencing homelessness.

Hosted by:

***Seattle University School of Law,
SU Homeless Rights Advocacy Project,
and Seattle Journal for Social Justice***

Register here:

<https://law.seattleu.edu/finding-space-to-solve-homelessness>

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PROGRAM

8:00 – 9:00 a.m.	BREAKFAST & NETWORKING	Court Level
9:00 – 10:00 a.m.	WELCOME PLENARY	Room C5
10:15 – 11:45 a.m.	CONCURRENT TRACKS: DEEPER DIVE PANELS Each track begins with a moderated panel to provide a deeper overview and orientation to current issues, innovative approaches, and challenges.	
	Track 1: Safe Parking Programs for Vehicle Residents	Room 109
	Track 2: Authorized Encampments	Room 110
	Track 3: Religious Land Use	Courtroom
	Track 4: Accessory Dwelling Units	Room 327
Noon – 1:15 p.m.	LUNCH AND KEYNOTE Keynote address: Cary Moon, Urban Planner & Civic Leader	Room C5
1:15 – 1:30 p.m.	BREAK AND TRANSITION	
1:30 – 3:30 p.m.	CONCURRENT TRACKS: BREAKOUT GROUPS Each track defines specific tasks for smaller breakout groups to tackle during this session.	
	Track 1: Safe Parking Programs for Vehicle Residents	Room 109
	Track 2: Authorized Encampments	Room 110
	Track 3: Religious Land Use	Courtroom
	Track 4: Accessory Dwelling Units	Room 327
3:30 – 4:00 p.m.	TRACKS PREPARE CONSOLIDATED REPORT BACK Track moderators will coordinate with each track breakout group to form a brief, consolidated report back in closing plenary.	
3:45 – 4:00 p.m.	BREAK AND TRANSITION	
4:00 – 5:00 p.m.	CLOSING PLENARY: DEBRIEF AND NEXT STEPS	Room C5
5:00 – 6:30 p.m.	RECEPTION	Second Floor Gallery

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FEATURED PARTICIPANTS

Hosts

Sara Rankin (WA)

Professor Sara Rankin teaches lawyering skills and homeless rights advocacy at Seattle University School of Law. Professor Rankin is also the founder and Director of the Homeless Rights Advocacy Project (HRAP). Through HRAP, Professor Rankin oversees various projects to advance the civil, constitutional, and human rights of visibly poor people. She also provides pro bono assistance and consultation on a variety of legal and policy matters concerning housing instability. Professor Rankin also consults for and learns from cities, non-profits, legal aid organizations, and other advocates across the country about progressive, non-punitive, and effective means of addressing homelessness. Aside from teaching, community service, and advocacy, Professor Rankin's scholarship also concerns the criminalization of homelessness, including *The Influence of Exile*, 76 MD. L. REV. 4 (2016) and *A Homeless Bill of Rights (Revolution)*, 45 SETON HALL L. REV. 383 (2015).



The Homeless Rights Advocacy Project (HRAP) (WA)

The Homeless Rights Advocacy Project (HRAP) in the Fred T. Korematsu Center for Law and Equality at the Seattle University School of Law engages second and third year law students in various projects to advance the civil, constitutional, and human rights of visibly poor people. HRAP also builds partnerships across a broad range of disciplines with community members, advocates, academic institutions, and other stakeholders. Each year, HRAP releases a series of new reports that continue the group's groundbreaking research into laws that unfairly target the visibly poor. HRAP's reports examine the impacts of increasingly popular laws and policies that criminalize homelessness, such as prohibitions on sitting, standing and sleeping in public; living in vehicles; sweeps of tent encampments; pet ownership standards; and barriers to access at emergency shelters. HRAP's research not only identifies problematic laws and policies, but also offers effective, legally sound alternatives. HRAP's award-winning work has been praised by legal aid organizations, services providers, non-profits, city officials, and street activist organizations for its impact.

Keynote Speaker



Cary Moon, Community Activist, Urban Planner, Civic Leader (WA)

Cary Moon is a political activist, urban planner, and engineer. Moon has decades of experience working on systemic solutions to urban problems. She was the co-founder and director of the People's Waterfront Coalition, focused on investing in transit and a shared civic waterfront in the place of the Alaskan Way Viaduct. Moon was a strong candidate for Mayor of Seattle in the

2017 mayoral election, running on a promising platform of housing affordability and immediate solutions for people experiencing homelessness. Her vision includes increasing the city's affordable housing stock fourfold through public and nonprofit housing strategies, curtailing speculation in the housing market, and improved tenants' rights. Moon holds a bachelor's degree in engineering from the University of Michigan. She later earned a master's degree in landscape architecture and urban design from the University of Pennsylvania. She is a board member for the Progress Alliance and has served on numerous city advisory boards, committees and commissions. She is married to Mark Reddington, a partner with LMN Architects, and is mother to two teenagers.



Katie Wilson, Transit Riders Union & Housing For All (WA)

Katie Wilson is general secretary of the Transit Riders Union and an organizer with the Housing For All Coalition. She recently served on the Seattle City Council's Progressive Revenue Task Force, which made recommendations on an Employee Hours Tax to fund deeply affordable housing, shelter, and services to combat the homelessness crisis.

Track 1: Safe Parking for Vehicle Residents

Jennifer Adams, Bridge Care Center (WA)

Jennifer is the case manager for The Bridge Care Center. She is a big part of the homeless community in Ballard. Having lived in her van for 5.5 years on the streets, she comes with on-the-street knowledge. Believing in people's unseen potential and with 10 miles of patience, she is ready to help our community.



Jean Darsie, Scofflaw Mitigation Project (WA)



Jean is a Ballard resident and founding member of the Ballard Community Taskforce on Homelessness and Hunger and a volunteer member of the Seattle Scofflaw Mitigation Team (SMT). The SMT works with parking enforcement and the courts to mitigate harm to vehicle residents caused by enforcement of the Scofflaw Ordinance passed by the Seattle City Council in 2011. Jean is also an advocate for safe parking for vehicle residents, for very low-income housing and for essential services for those experiencing homelessness.

Jesse Rawlins, Seattle City Councilmember Mike O'Brien's office (WA)

Jesse is currently a Legislative Aide to Seattle City Councilmember Mike O'Brien where he staffs policy issues related to homelessness, social services, civil rights and public utilities. He is a graduate from the University of Washington's School of Social Work, where he studied public policy and administration emphasizing the connection between individual experiences and structural inequities. Prior to his work in government, Jesse led outreach for Councilmember Lorena González's successful City Council campaign. Jesse has also earned a Bachelor of Sociology from Georgia State University, which grounded his work with an intersectional lens for social justice. Originally from the South, Jesse previously resided in Georgia where he was an active community organizer advancing anti-poverty, LGBTQ, feminist, and anti-racist work. This leadership earned Jesse recognition as on the top 50 LGBTQ activists by an Atlanta publication in 2014. In Seattle, Jesse is active in the local LGBTQ community and is a board member for the Public Defender Association. His favorite activity though is spending time with his French bulldog named Petunia. Jesse's preferred pronouns are he/him/his.



Karina O'Malley, Lake Washington United Methodist Church (WA)

Karina O'Malley is the coordinator of the Safe Parking Program for women and families living in cars at Lake Washington United Methodist Church in Kirkland. Karina helped start the program in 2011 with a team of volunteers from the church. She is also a founding board member of The Sophia Way, a shelter and housing program for adult women experiencing homelessness on the Eastside. Karina has lived in Kirkland since 1996. She enjoys working with other faith communities and community member on developing safe parking programs and other ways to match untapped resources with unmet needs.



Ray Ivey, HRAP (WA)

Ray Ivey is a second-year law student at Seattle University School of Law. Ray is an active member of the law school community, serving on the Social Justice Leadership Committee, Moot Court Board, and Law Review. Ray currently has the pleasure of serving as a part-time legal extern for the Honorable Justice Johnson at the Washington State Supreme Court. Ray is also completing a term as Chapter President of the Black Law Student Association and was recently elected to serve as Pacific Northwest Sub-Regional Director on the Western Region leadership team of the National Black Law Student Association. Last summer Ray spent 10 weeks working as a summer associate at Perkins Coie in Seattle as a 1L Diversity Fellow and will be returning as a 2L associate this summer. Prior to attending law school, Ray worked for over a decade in a succession of professional administrative positions with ever-expanding responsibilities.



Track 2: Authorized Encampments

Audrey McFarlane, University of Baltimore School of Law (MD)

Audrey McFarlane is the Dean Julius Isaacson Professor of Law and the Associate Dean for Faculty Research & Development at the University of Baltimore School of Law. Her research and teaching focus on areas of law related to race, class, and economic development. Her most recent works have focused on designing new communities: how constitutional doctrine should reflect the realities of the relationships between cities and developers in cities that adopt inclusionary housing and also how mixed income housing utilizes discrimination management techniques to foster racial and class integration. Professor McFarlane has also written on a range of topics including how norms of property law contribute to recurrent foreclosure crises, the insights of critical race theory for eminent domain and regulatory takings, and democratic theoretical justifications for community participation in economic development. Professor McFarlane has an A.B. from Harvard-Radcliffe and a J.D. from Stanford Law School. At UB Law, she teaches courses in Property, Land Use, Local Government and Local Economic Development.



David Baum, Community Activist (WA)

David Baum is a community activist who has spent the last 18 months working in authorized and unauthorized homeless encampments in Seattle. He spent the winter of 2016-17 with "Camp United We Stand," an independent tent city in north Seattle, assisting with self-organizing efforts and recruiting support from the community. During the spring and summer of 2017, he brought a "field kitchen" to unauthorized encampments in south Seattle, providing meals in three large camps that were later swept by the City. From September 2017 through January 2018, David volunteered full-time at "Camp Second Chance," a City-authorized encampment in White Center, working with camp leadership to revise administrative procedures and to recruit community support. He has been honored to attend and participate in weekly camp meetings (usually closed to outsiders) where policies are made and problems solved. Prior to his work on homelessness, David has been a "nonprofit entrepreneur" in the arts,



animal sheltering, and community emergency preparedness.

Evanie Parr, HRAP (WA)

Evanie Parr is currently a second-year student at Seattle University School of Law. Prior to law school, Evanie worked in nonprofit development and fundraising, first through AmeriCorps VISTA and later at Real Change Homeless Empowerment Project. Working closely with the vendors, staff, and board at Real Change inspired Evanie to build relationships across differences and advocate for the rights of people experiencing homelessness to access stabilizing resources and to be treated with dignity. Evanie is a Member of the Seattle University Law Review, Procurement Chair for the Public Interest Law Foundation, Research Assistant for Civil Procedure Professor Brooke Coleman, and a Facilitator for the School of Law's Racial Justice Book Group program. She plans to pursue a career in intersectional impact litigation. Over the past year, Evanie has been researching authorized homeless encampments and developing practical guidance to be published through the Homeless Rights Advocacy Project later this spring.



Marc Roark, Savannah Law School (GA)

Professor Marc Roark teaches Property, Housing Law and related courses at Savannah Law School. He is the author of several articles on homelessness and housing appearing in the Cornell Journal of Law and Public Policy, Missouri Law Review, and the Washburn Law Journal amongst others. His current book "Under-Housed: How America's Poorest Citizens Live in the Shadows of Property" is slated to be published by Cambridge University Press in 2019. He is also working with researchers from Europe and South America to consider how states and local municipalities respond to squatter settlements and homeless camps. He has worked with local cities to help shape policy and awareness around homelessness.



Tristia Bauman, National Law Center on Homelessness & Poverty (DC)

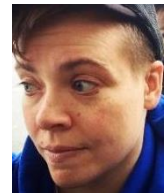
Tristia Bauman combines litigation, legal education, and legislative advocacy strategies to prevent and end homelessness. Her work focuses on combating the criminalization of homelessness and advocating for laws that protect the civil and human rights of homeless people. Tristia also conducts legal trainings around the country, writes reports and other publications related to housing, and serves as a legal resource for homeless advocates. Tristia began her law career at Legal Services of Greater Miami, Inc. as a housing attorney working with low-income tenants in federally subsidized housing. She later served for several years as an Assistant Public Defender in Miami-Dade County. She received her J.D. from the University of Washington School of Law in 2006.



Track 3: Religious Land Use

Aaron Scott, Chaplains on the Harbor (WA)

Aaron Scott is the Missioner for Anti-Poverty Organizing in the Episcopal Diocese of Olympia, and the organizer on staff at Chaplains on the Harbor in rural Grays Harbor County. He serves on the National Steering Committee for the Poor People's Campaign: A National Call for Moral Revival, with The Rev. Dr. William J. Barber and The Rev. Dr. Liz Theoharis. Aaron has worked in poor people's organizing, popular education, and social movement building for the past twelve years. He holds a Master's degree from Union Theological Seminary in Biblical Studies and has been trained as an organizer by tent city residents, welfare recipients, and incarcerated people. Aaron is a second-generation preacher, a third-generation organizer, married to the Rev. Shelly Fayette, and proud papa to baby Moses.



Bill Kirlin-Hackett, Interfaith Task Force on Homelessness (WA)

The Rev. Bill Kirlin-Hackett has directed the Interfaith Task Force on Homelessness since 2004. The ITFH works in King and Snohomish Counties to “create the political will to end homelessness.” In 2009 he received the



“Excellence in Advocacy Award” from the Seattle Human Services Coalition (SHSC), and in 2013 the SHSC awarded the ITFH with the “Innovative Program Award” for its Seattle Scofflaw Mitigation Project. The ITFH co-authored Washington State Bill ESHB 1956-2010 on faith land uses and has co-authored ordinances in King County and Seattle on hosting the homeless by faith organizations. Currently, the ITFH remains core to Safe Parking protocols and policy across King County. The ITFH companions local groups, serves on official civic homelessness plans in King and Snohomish counties, and works on behalf of those unsheltered. Bill has a Bachelor of Science in Finance, a Master of Divinity, is rostered clergy in the United Church of Christ, and is a Veteran.

Kate Means, HRAP (WA)

Kate Means is an HRAP alum and second year law student at Seattle University. Originally from Madison, Wisconsin, Kate moved to Seattle in 2012. A graduate of Seattle Central College and University of Washington-Bothell, she is deeply committed to working in and with the Seattle-King County community to improve the lives of vulnerable people, particularly those experiencing or at risk of homelessness. In 2017, Kate completed an internship with the Legal Action Center, a program of Catholic Community Service helping low-income families facing eviction. Additionally, she has volunteered for Be: Seattle’s Tenant Rights Boot Camps and conducted research on the rights of those experiencing homelessness. After completing her legal education, Kate looks forward to working through law towards progressive, humane solutions to inequality and injustice in her community.



Marc-Tizoc Gonzalez, St. Thomas University School of Law (FL)

A grandchild of people who migrated to the United States during the Mexican Revolution, Professor Marc-Tizoc Gonzalez is a Professor of Law at the St. Thomas University School of Law in Miami Gardens, Florida, where he teaches Property; Poverty Law and Economic Justice; Government Benefits; Hispanics, Civil Rights and the Law; and Wills and Trusts.



Shelley Ross Saxer, Pepperdine University School of Law (CA)

Professor & Vice Dean Shelley Ross Saxer is the Laure Sudreau Endowed Chair at Pepperdine University School of Law. While in law school, Professor Saxer served as the chief managing editor of the UCLA Law Review. Upon graduation, she clerked for the Honorable Wm. Matthew Byrne, Jr., USDC for the Central District of California and



then worked briefly as a corporate associate for the Century City law offices of O’Melveny & Myers. She has published articles dealing with liquor store overconcentration in urban areas, the use of religious institutions for homeless shelters, conflict between local governmental units over commercial land use decisions that impact surrounding communities, eminent domain, the Religious Land Use and Institutionalized Persons Act, sex offender property disclosures and residency restrictions, water law, and zoning conflicts with First Amendment rights. Professor Saxer is a co-author of *Social-Ecological Resilience & Sustainability*, Wolters Kluwer (1st ed. with Jonathan Rosenbloom), *Contemporary Property*, American Casebook Series, Thomson West (4th ed. with Grant S. Nelson, Dale A. Whitman, and Colleen Medill) and *Land Use*, American Casebook Series, Thomson West (7th ed. with David L. Callies and Robert H. Freilich).

Track 4: Accessory Dwelling Units

Aliza Allen, Allen Law Group LLC (WA)

Aliza Allen is the founder of the Allen Law Group LLC, a law firm specializing in residential and commercial real estate development and finance. Prior to starting her own firm, Aliza was in-house counsel to Lorig Associates, LLC and a partner at Buck & Gordon, LLP. With more than 25 years of experience, Aliza advises local developers, institutional clients, quasi-governmental entities and individuals in all aspects of real estate acquisition, development, management, ownership and sale. Aliza is committed to giving back to her community and is proud to provide pro-bono legal and strategic business advice to Facing Homelessness in support of the Block Project.



Homeless Advocacy Policy Project, Denver University Sturm School of Law (CO)

The Homeless Advocacy Policy Project (HAPP) at the University of Denver Sturm College of Law is a student-driven project focused on researching the laws criminalizing homelessness and advocating for the rights of homeless individuals. HAPP works with community partners across the country to explore legal issues facing Colorado's homeless residents. The current HAPP cohort is collaborating with Seattle University's HRAP to research and co-author a policy brief on the use of accessory dwelling units to address homelessness, tentatively titled, "Yes, in My Backyard."

Anna Fullerton, HAPP (CO)

Anna is a 3L at the University of Denver Sturm College of Law. Before law school, Anna served two terms with AmeriCorps, first as a case manager with homeless populations then as a Volunteer in Service to America, focused on teaching employment and leadership skills in low-income high schools. These experiences fueled Anna's commitment to combating systemic poverty and passion for advocating for vulnerable populations. During law school, Anna has focused on employment discrimination, immigration advocacy, and housing rights. Her experiences include interning in the Hearings Unit of the EEOC and working as a student-attorney in the University's Civil Litigation Clinic where she successfully petitioned to administratively close deportation proceedings for a Special Immigrant Juvenile Status case and successfully defended a client against eviction proceedings. Anna is currently serving as a Legislative Fellow for State Senator Irene Aguilar and will be interning at the ACLU of Colorado this summer.



Elie Zwiebel, HAPP (CO)

Elie Zwiebel graduated from the University of Denver Sturm College of Law in 2016 after co-authoring "Too High a Price: What Criminalizing Homelessness Costs Colorado." Since that time, Mr. Zwiebel has testified twice in support of legislation that would protect the civil and human rights of unhoused people in Colorado. Mr. Zwiebel has worked with movement and power-building community organizations, with the United States Department of Education Office for Civil Rights, and with the United States Department of Justice Civil Rights Division. After spending one year as a Judicial Law Clerk for Judge Norma A. Sierra in Boulder, Colorado, Mr. Zwiebel remains engaged in advocacy for people who are unhoused in his capacity as a juvenile civil rights attorney and as the Barton Institute Research Fellow overseeing students in the DU Law Homeless Advocacy Policy Project.



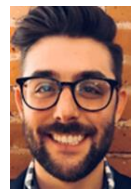
Mamie Parks, HAPP (CO)

Mamie Parks is a 3L at The University of Denver Sturm College of Law. In 2005, Mamie co-launched a health care and housing facility to fill a service housing void in rural Georgia while simultaneously starting a catering business serving government organizations and detention centers. After daily interactions with incarcerated youth, Mamie created a culinary training program teaching detainees valuable employment skills in the hospitality industry. She moved to Southeast Asia in 2009 to work with the U.S. Department of State Cultural Diplomacy programs for countries emerging from wars or violent conflicts. Mamie continues to volunteer in rural areas and serve vulnerable populations. During her time at DU Law, her studies have focused on Elder Law and rural housing. She is currently completing an internship with the U.S. Department of Housing and Urban Development. Mamie is also a military veteran, completing five years of active duty service in 2005 and reserve duty service in 2014.



David Brewster, HAPP (CO)

David is a third-year law student at the University of Denver Sturm College of Law. Prior to law school, David received a Bachelor of Arts in Political Science from the University of Colorado and worked for RE/MAX as Franchise Development Consultant in Austin and San Antonio. In law school, David developed his skills in real estate and land use law working as a Summer Associate at Otten Johnson Robinson Neff and Ragonetti, where he accepted an offer to work after graduation. Growing up in Denver, David has witnessed how the growing housing crisis and current laws which criminalize homelessness disproportionately impact unhoused and underserved populations. David's interest in real estate and land use law, coupled with a desire to serve unhoused populations culminated in his current work on *Yes, In My Backyard – ADUs as a Tool to Address Homelessness* with his colleagues at the University of Denver.



Ethan Phelps-Goodman, Seattle Tech 4 Housing (WA)

Ethan is a software developer, entrepreneur and civic organizer. He is the founder and lead organizer for Seattle Tech 4 Housing, a grassroots education and advocacy group fighting for progressive housing reform. Seattle Tech 4 Housing was founded on the principles that the tech boom can and should benefit every Seattle resident, that abundant and affordable housing is the foundation of an equitable city, and that the tech community in particular has a responsibility to fight for solutions. Ethan is also the founder of Seattle in Progress, a real estate tech consultancy and website for tracking construction in Seattle.



John Infranca, Suffolk University Law School (MA)

John Infranca is an Associate Professor of Law at Suffolk University Law School in Boston and formerly worked as a legal fellow at the Furman Center for Real Estate and Urban Policy at New York University. After college and through law school, Professor Infranca worked with a number of homeless services organizations, as a case manager for refugees, and as the director of a service learning program in Mexico. Professor Infranca's scholarship focuses on land use regulation, affordable housing policy, property theory, and law and religion. His current projects examine land use and other regulatory barriers to the development of new forms of housing, the implications of the sharing economy for urban law and policy, and issues at the intersection of religious liberty and property. He is a co-editor of the Cambridge Handbook on the Law of the Sharing Economy (forthcoming 2018, Cambridge University Press).



Tran Dinh, HRAP (WA)

Tran is a second year Seattle University School of Law student from Ho Chi Minh City, Vietnam. With a law education, Tran hopes to work with marginalized communities to build a more just and equitable world. In the off chance that there is any free time from school and work, Tran enjoys working on their indoor succulent garden and swimming.



Rex Hohlbein, BLOCK Architects (WA)

A Seattle native, Rex ran a successful residential architectural firm for 30 years. Seven years ago, after befriending several men experiencing homelessness along the Fremont canal, Rex started a Facebook page to raise awareness for those living unsheltered through the sharing of photos and personal stories. Today, that Facebook page has over 48,000 followers, becoming a thriving and inspirational non-profit, Facing Homelessness. This year begins a new chapter, as Rex combines both architecture and community outreach in starting a social justice architecture firm, BLOCK Architects, with his daughter Jenn LaFreniere.



Susie Levy, Seattle City Councilmember Mike O'Brien's Office (WA)

Susie Levy is a legislative assistant to Seattle City Councilmember Mike O'Brien and focuses on policies related to housing, land use, labor, and equitable development. Prior, Susie completed her Master's in Public Health at UC-Berkeley and worked at the Alameda County Public Health Department in Oakland, CA on the local policy initiative to address health and equity in policymaking. Prior to graduate school, Susie worked as a community organizer in Seattle at Washington Community Action Network, a grassroots community organization focused on racial and economic justice. She also worked at CASA Latina, an immigrant day laborer and domestic worker organization. Susie hails from the Midwest and earned her BA in History and Environmental Studies at the University of Wisconsin-Madison in 2007. When not working, she likes to hike, swim in Lake Washington, and look for sea mammals in the Puget Sound.

