

**CITY OF ZANESVILLE PRESENTS FREE  
"GETTING THE BASICS"  
FAIR HOUSING WORKSHOP**

**WEDNESDAY, OCTOBER 26, 2011  
REGISTRATION BEGINS AT 8:30 A.M.  
ZANE STATE COLLEGE CAMPUS CENTER  
1555 NEWARK RD., ZANESVILLE, OH  
CONFERENCE ROOM 2**

**AM SESSION (9:00 – 12:00): SPENCER WELLS,  
COHHIO - LANDLORD/TENANT BASICS**

**PM SESSION (1:00 – 4:00): STEPHEN DANE,  
RELMAN, DANE & COLFAX PLLC  
FAIR HOUSING BASICS**

**Housing providers, social service agencies, attorneys,  
bankers, realtors, insurance agents, advocates are  
welcome!**

**(Lunch is on your own.)**

**Register by email to: [fairhousing@coz.org](mailto:fairhousing@coz.org)**

**Online at: [www.coz.org/housing.cfm](http://www.coz.org/housing.cfm)**

**Mail to: City of Zanesville Fair Housing, 401 Market St.,  
Zanesville, OH 43701**

**For more information call: 740-455-0607.**



THE CITY OF  
*Zanesville*  
**Fair Housing/Contract Compliance**  
Municipal Building  
401 Market Street • Zanesville, Ohio 43701-3574

**Name** \_\_\_\_\_

**Title** \_\_\_\_\_

**Organization** \_\_\_\_\_

**Address** \_\_\_\_\_

**City** \_\_\_\_\_ **State** \_\_\_\_\_ **Zip** \_\_\_\_\_

**Telephone** \_\_\_\_\_ **Email Address** \_\_\_\_\_

If an auxiliary aid is needed due to a disability (interpreter, Braille or taped material, assistive listening device, other), please specify type: \_\_\_\_\_

AM SESSION ONLY  
(9 - 12)

PM SESSION ONLY  
(1 -4)

BOTH



## STEPHEN M. DANE



---

**S**tephen M. Dane practices law in the areas of fair housing and mortgage lending and insurance discrimination.

**H**e is nationally recognized in the mortgage lending and insurance discrimination fields, and has litigated a number of significant lending and insurance discrimination cases. Mr. Dane was lead counsel for the plaintiffs in the class action litigation *Toledo Fair Housing Center v. Nationwide Mutual Insurance Co.* (\$5.35 million settlement) and was co-counsel for the plaintiffs in *HOME of Richmond v. Nationwide Mutual Insurance Co.* (\$100.5 million jury verdict). He also represented the National Fair Housing Alliance in negotiating landmark Conciliation Agreements with State Farm Insurance Companies and Allstate Insurance Company. Mr. Dane has testified before both houses of Congress on mortgage lending discrimination issues, and is the author of many articles in the field, including the Citizens' Commission on Civil Rights' report, *Federal Enforcement of the Fair Lending, Equal Credit Opportunity, and Community Reinvestment Laws in the 1980's*, Chapter XVI of One Nation, Indivisible (1989); *Eliminating the Labyrinth: A Proposal to Simplify Federal Mortgage Lending Discrimination Laws*, 26 U. Mich. J. L. Ref. 527 (1993); *Disparate Impact Analysis in the Mortgage Lending Context*, 115 Banking L.J. 900(1998); and *Application of the Federal Fair Housing Act to Homeowners Insurance*, Chapter Two of Insurance Redlining (G. Squires, ed., 1997).

**R**ecently Mr. Dane has begun litigating accessible design and construction cases, such as *National Fair Housing Alliance, Inc. v. A.G. Spanos Companies*, 542 F. Supp. 2d 1054 (N.D.Cal. 2008) (involving 82 multi-family projects constructed around the country since 1991; settlement valued at \$15 million), and claims involving local and state governments' failures to "affirmatively further fair housing" as a condition of their receipt of federal funding. See *United States of America ex rel. Anti-Discrimination Center of Metro New York, Inc. v. Westchester County, New York*, 495 F.Supp.2d 375 (S.D.N.Y. 2007); 668 F.Supp.2d 548 (S.D.N.Y. 2009).

Mr. Dane is a senior partner in the law firm of Relman, Dane & Colfax, PLLC, with offices in Washington, DC, Toledo, OH, and Santa Fe, NM. He is an honors graduate of The University of Notre Dame (B.S., Mathematics, 1978), and received his law degree from The University of Toledo College of Law (J.D., *magna cum laude*, 1981). He is a former law clerk to the Honorable Pierce Lively of the U.S. Court of Appeals for the Sixth Circuit. In 1998 Mr. Dane was selected as one of eight *Lawyers of the Year* by Ohio Lawyers Weekly. In 2000 Mr. Dane received the Public Interest Award from a consortium of legal services organizations, including Advocates for Basic Equality and the Equal Justice Foundation. For 17 years Mr. Dane served as Acting Judge of the Perrysburg, Ohio Municipal Court, and is a former Chairman of the Human Rights Commission of the Diocese of Toledo. Mr. Dane also served as President of the Toledo Bar Association in 2010-2011.

**SPENCER WELLS**  
**Tenant Outreach Director, COHHIO**

Spencer Wells joined COHHIO in October 1999 as tenant outreach coordinator, organizing tenants living in HUD-subsidized buildings as a part of the Preserving Ohio's Affordable Housing project. He previously served with the Cleveland Tenants Organization as executive director and lead organizer for 19 years. During this time he received the Cuyahoga Bar Association's Liberty Bell award for consumer legal education. He also worked at Garden Valley Neighborhood House. He earned a Master's degree in Social Work from Case Western Reserve University and has been a field instructor for social-work student placements. He serves on the curriculum committee of the Mandel School of Applied Social Sciences.

In 2011 Mr. Wells was recognized by the State of Ohio Department of Development Office of Housing and Community Partnership for his outstanding service in the field of fair housing and tenants rights.