

About the Faculty

ANNETTE R. DUKE has been a staff attorney at Massachusetts Law Reform Institute, a statewide advocacy and policy center, since 1988. She has been editor of *Legal Tactics: Tenants' Rights in Massachusetts* since 1993 and has developed numerous community legal education materials for tenants and community groups. She coordinated a successful campaign for statewide housing courts and is currently working on legislative campaigns for access to counsel, eviction record sealing protections, and protections for public housing tenants facing redevelopment.

TODD KAPLAN is a Senior Attorney in the Consumer Rights Unit at Greater Boston Legal Services. He co-counseled with the National Consumer Law Center and a civil rights law firm: Cohen-Milstein in a successful statewide class action challenging tenant screening practices in federal court and continues to challenge tenant screening. He has defended homeowners with tax foreclosures and litigated predatory loans in state and federal courts. Kaplan was also part of a team that effectively advocated for improvements in the tax foreclosure process including better notices and better repayment plans. Additionally, he supports GBLS' Lawyer for the Day program, which challenges debt buyers in small claims cases, and works on other consumer-related matters. Before joining the Consumer Rights Unit, Kaplan defended tenants facing evictions at GBLS' Cambridge office: Cambridge and Somerville Legal Services. Todd Kaplan is a graduate of the College Of Public and Community Service at UMass/Boston and Northeastern University School of Law.

QUINTEN STEENHUIS is a practitioner in residence and adjunct professor at [Suffolk University Law School](#) in the [Legal Innovation and Technology Lab](#). Between 2008 and 2020, Quinten was a senior housing attorney, systems administrator, and developer at [Greater Boston Legal Services](#). Quinten's signature projects include [MADE](#), the Massachusetts Defense for Eviction tool, and [Court Forms Online](#), a COVID-19 emergency response collaboration at Suffolk Law School involving an international team of participants. In 2021, Quinten Steenhuis was named a "Legal Rebel" by the American Bar Association. In 2022, his work on MADE was cited by the White House and DOJ in a joint press release.

SUSAN HEGEL is an attorney at the Cambridge and Somerville Legal Services office of Greater Boston Legal Services. Her practice is concentrated in the area of housing law, where she primarily represents low income tenants and tenant groups. She has worked on the passage and implementation of the Mass. eviction record sealing statute. She is a graduate of Boston University School of Law and Cornell University.

DANIEL JACOBSON is a staff attorney at the Cambridge and Somerville Legal Services office of Greater Boston Legal Services, where he has worked since January 2022. His practice is focused on housing law, primarily representing low-income tenants facing summary process cases in housing and district court and defending tenants in subsidy termination proceedings. Mr. Jacobson previously worked in the Covid Eviction Legal Help Project at Greater Boston Legal Services, assisting tenants facing non-payment eviction cases, and spent over five years working on behalf of wrongfully convicted prisoners throughout the country. He earned his J.D. from Boston College Law School in 2020, and B.A. from Brandeis University in 2016.

ANA M. RIVERA is an Associate Clinical Professor at Boston College Law School, where she directs the Housing Justice Clinic. In this role, Ana supervises and supports law students in their representation of tenants facing housing insecurity. Prior to joining BC Law's faculty, Ana was on the faculty of the Northeastern University School of Law and founded and directed their Housing Rights Advocacy Clinic. While at Northeastern, Rivera jointly served as a research fellow in the school's Center for Law, Equity and Race (CLEAR). Ana practiced as a litigator at firms in Boston, including Peabody & Arnold and Todd & Weld, before beginning teaching. Upon graduating from BC Law, she served as a law clerk to the Justices of the Massachusetts Superior Court.