

Inclusionary Zoning: Building Low and Moderate Income Housing

I would like to invite you to participate in a one-day Legal Symposium on Inclusionary Zoning. Inclusionary zoning has been inspired by many years of suburban battles against exclusionary zoning. *Mount Laurel II*, 92 NJ 158 (1982), the recent landmark case in the New Jersey Supreme Court, was a great victory and epitomized our ongoing challenge to expand housing choice and opportunities for low and moderate income persons through zoning and the courts.

The extension of inclusionary zoning concepts to the central city is now receiving increased attention from legal scholars, public officials, and housing activists. San Francisco created a Housing Trust Fund to mitigate the increased housing demand created by downtown commercial development. New York City recently negotiated a multi-million dollar exaction from a planned westside development to be used on subway and waterfront improvement. In addition, New York City's Mayor has formed a blue-ribbon panel to study a citywide housing trust fund utilizing a zoning mechanism.

Inclusionary zoning is a complex area and has stimulated a significant number of substantive legal questions. We feel it is imperative to meet such issues head on. To address these questions, many of the nation's foremost land use legal experts will be presenting papers, and sitting as panelists on November 14th. The Planners Press of the American Planning Association will be publishing the symposium's deliberations.

I would be honored by your attendance at the symposium. A diversity of opinion and experiences will guarantee an exciting and productive day.

See you there!
Paul Davidoff *Director*
Center for Metropolitan Action

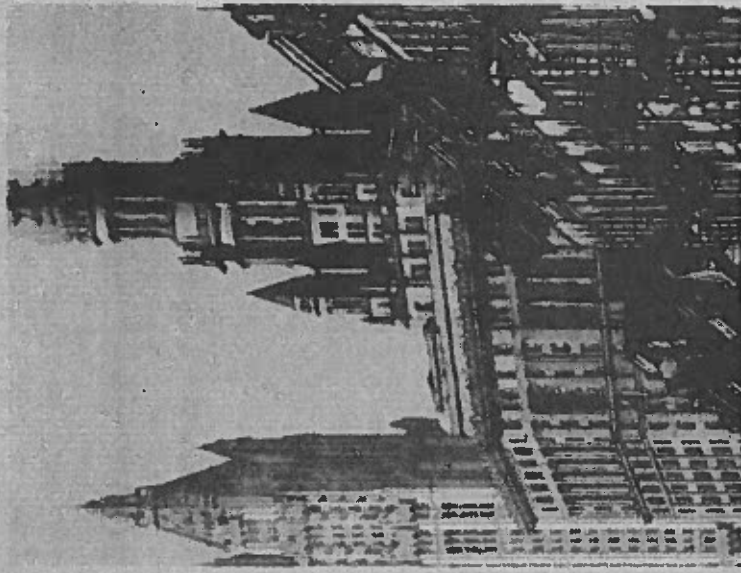
Inclusionary Zoning Moves Downtown: A Legal Symposium

Nov. 14, 1983
9:00 a.m.-5:30 p.m.
CUNY Graduate School
and University Center
33 W. 42nd Street
New York City
Room 1700



Center for
Metropolitan Action
at Queens College
of the
City University
of New York

65-21 Main Street
Flushing, N.Y. 11367



Sponsored by: Center for Metropolitan Action, CUNY Law School at Queens College, American Planning Association, and the Pratt Institute Center for Community and Environmental Development.

Agenda

- 9:00-9:30**
INTRODUCTION:
 Inclusionary Zoning: History and Models
- 9:45-11:15**
PANEL I:
 Inclusionary Zoning: A Constitutional Overview
- 11:30-1:00**
PANEL II:
 Inclusionary Zoning and the Marketplace: Threshold Economic and Legal Issues
- 1:00-2:00**
LUNCHEON:
 Speaker to be announced
 Buffet luncheon will be served
- 2:15-3:45**
PANEL III:
 Inclusionary Zoning and Residential Displacement: Issues of Proof and Proximity
- 4:00-5:30**
PANEL IV:
 The Housing Trust Fund and Alternative Financing Sources

There will be one to three 15-minute papers presented on each panel. A panel of respondents will have received the papers in advance. Each respondent will give a five-ten minute response and the session will then be open to the symposium participants.

For further information contact Phil Tegeler or Michael Zarin at (212) 544-6166 or write: Center for Metropolitan Action, 65-21 Main Street, Queens College, Flushing, NY 11367-0904

Presenters and Respondents (partial list)

- Fred Bosselman**
 Burke, Bosselman, Preivogel, Weaver, Glaves & Ryan, Chicago
- Robert Elickson**
 Stanford Law School
- Ann Lesk**
 Fried, Frank, Harris, Shriver & Jacobson
- Galen McAland**
 W. Harlem Community Organization
- Emily Achtenberg**
 Housing Consultant, Boston
- Daniel Mandelker**
 Washington University Law School
- Harold McDougal**
 CUNY Law School at Queens College
- Paul Sedway**
 Sedway Cooke Planning Associates
- David Kadane, Ron Silverman**
 Hofstra Law School
- Frank Smirak**
 Massachusetts Law Reform Institute
- Dwight Merriam, Edith M. Netter**
 Robinson, Robinson & Cole, Hartford
- Thomas Meven**
 Texas Southern University Law School
- Roger Cunningham**
 University of Michigan Law School
- Mary Brooks**
 Planner, Los Angeles
- Stephen L. Kass**
 Berle, Butzel, Kass & Case, New York
- John Costonis**
 NYU Law School
- Herb Franklin**
 Attorney, Washington, D.C.
- Ron Shiffman**
 Pratt Institute

Registration Form

Inclusionary Zoning Legal Symposium
 November 14, 1983, 9:00 a.m. - 5:30 p.m.
 CUNY Graduate School and University Center
 33 W. 42nd Street
 New York City

Enclosed is

- ___ \$35/person for private law firms
- ___ \$10/person for non-profit and gov't groups
- ___ \$5/person for law students

- ___ I will be attending the luncheon (must receive notice by November 1.)
- ___ I cannot attend, but please keep in touch.

Name: _____

Affiliation: _____

Address: _____

Phone: _____

Attendance limited to 100 persons on a first-received basis. Please make checks payable to QUEENS COLLEGE FOUNDATION/CMA SYMPOSIUM and mail with this form to:
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 Queens College, CUNY
 Flushing, N.Y. 11367-0904