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

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Inclusionary Zoning Moves Downtown: A Legal Symposium

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

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  LUNCH: Speaker to be announced

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-minute response and the session will then be open to the symposium participants.

Presenters and Respondents (partial list)

Fred Bosselman
Burke, Bosselman, Preixvogel, Weaver, Glasses & Ryan, Chicago

Robert Ellickson
Stanford Law School

Ann Lesh
Fried, Frank, Harris, Shriver & Jacobson

Galen Kirkland
W. Harlem Community Organization

Emily Ackenberg
Housing Counselor, 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 Smith
Massachusetts Law Reform Institute

Dwight Merriman, Edith M. Netter
Robinson, Robinson & Cole, Hartford

Thomas Eleven
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 Costanzo
NYU Law School

Berl Franklin
Attorney, Washington, D.C.

Rea 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

Endorsed 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
[ ] I cannot attend by November 1

Name: ____________________________
Affiliation: ____________________________
Address: ____________________________
Phone: ____________________________

Attendance limited to 100 persons on a first received basis. Please make checks payable to QUEENS COLLEGE FOUNDATION/CM
SYMPOSIUM and mail this form to:
Center for Metropolitan Action
65-31 Main Street
Queens College, CUNY
Flushing, N.Y. 11367-9904