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Real Estate Conference

The Mount Laurel Doctrine: Where We Are & What Happens Now

Host/Sponsor: Rutgers Center for Real Estate

Logistics:

- i) December 15, 2016
- ii) Newark Museum, 49 Washington Street, Newark

Program

7:30-8:15 **Registration/Continental Breakfast**

8:15 **Welcome:** Morris A. Davis, Academic Director, Rutgers Business School, Rutgers Center for Real Estate

8:20-8:50 **First Keynote:** Jonathan Rose, President and Founder of Jonathan Rose Companies LLC, will discuss insights from his recently published book, *The Well Tempered City: What Modern Science, Ancient Civilizations and Human Behavior Teach Us About the Future of Urban Life*. Mr. Rose will discuss the need for each state to assess its affordable housing gap and provide suggested strategies on how to overcome it.

8:50-9:40 **Panel:** What are the challenges? After decades of court decisions, legislation and litigation, what are the successes and what are the failures? How did we get to where we are?

Moderator: Meryl Gonchar, Esq., Sills Cummis.

Panelists: Shirley Bishop, President/Owner of Shirley Bishop, PP, LLC and Former Executive Director, of the New Jersey Council on Affordable Housing (COAH); DCA Commissioner Charles Richman; Robert Kasuba, Esq., Bisgaier Hoff; Paul Phillips, Principal at Phillips, Preiss Grygiel, LLC; and Milton Pratt, SVP, The Michaels Organization

9:40-9:50 **Break**

- 9:50-10:40 **Panel:** How do we solve this? What is the path forward? Can all of the stakeholders get along to resolve the crisis? What have been and what will be the political challenges? What are some workable feasible solutions?
- Moderator:** Ronald Ladell, SVP, AvalonBay Communities, Inc.,
- Panelists:** Senator Christopher “Kip” Bateman (16th Legislative District); Michael Cerra, Assistant Executive Director of the New Jersey League of Municipalities; NJHMFA Executive Director Anthony Marchetta; Brett Tanzman, SVP, Garden Homes; and Kevin Walsh, Executive Director, Fair Share Housing Center
- 10:40-11:20 **Second Keynote:** Thomas Gleason, Executive Director Emeritus, Mass Housing, the leading provider of affordable housing financing in Massachusetts and one of the largest housing financing agencies in the country.
- Focus:** Description of the statutory and regulatory construct for affordable housing in Massachusetts focusing on the key and unique provisions of Chapter 40B. Explanation of the history of Chapter 40B and the recent challenges to the same. Why does Chapter 40B work? What are the limitations of Chapter 40B within Massachusetts? What changes should be made? What barriers exist preventing some form of Chapter 40B from being implemented in other states?
- 11:20-11:30 **Concluding Remarks:** Morris A. Davis, Academic Director, Rutgers Business School Rutgers Center for Real Estate
- Focus:** A new perspective: Based on prior studies of housing and the economy and the commentary today, what are potential solutions to this critical issue?
- 11:30-11:45 Networking
- 11:45 Conference concludes