



**PlanSmart NJ Policy Briefing:
NJ's Complicated Affordable Housing Policies: Considering the Alternatives**

October 17, 2014
8:30 am – 11:30 am
Trenton, NJ

Rachel G. Bratt, Tufts University

Rachel G. Bratt received a Ph.D. from MIT in Urban and Regional Studies and was a Professor in the Department of Urban and Environmental Policy and Planning, Tufts University, from 1976 until her retirement on August 31, 2014. From 1995-2001 and from 2004-2007, she served as chair of the department. She is currently a Senior Fellow at the Joint Center for Housing Studies, Harvard University.

Professor Bratt's research has addressed a range of housing and community development issues, with a specific focus on the role of nonprofit organizations in supplying decent, affordable housing to low-income households. She is the author or co-author of dozens of articles, book chapters and professional reports. Her most recent published work includes: "The Mortgage Crisis: Historical Context and Recent Responses" (*Journal of Urban Affairs*); "Addressing Restrictive Zoning for Affordable Housing: Experiences in Four States" (*Housing Policy Debate*); "The Quadruple Bottom Line and Nonprofit Housing Organizations in the United States" (*Housing Studies*); and "Beyond the Ladder: New Ideas about Resident Roles in Contemporary Community Development in the United States." Professor Bratt is the author or co-editor of three books including: *Rebuilding a Low-Income Housing Policy* (1989); *Critical Perspectives on Housing* (1996); and *A Right to Housing: Foundation for a New Social Agenda* (2006). In June of this year she completed an evaluation of the Coalition for Occupied Homes in Foreclosure's Pilot Program.

Keynote addresses have included Australia's national housing conference; and Washington State and Arizona's statewide housing conferences, as well as numerous other presentations for domestic and international audiences.

In addition to her academic activities, Professor Bratt worked as a professional planner in the City of Worcester, Massachusetts and has served on a number of boards and advisory committees: the Consumer Advisory Council of the Federal Reserve Bank (1984-1986); the Multifamily Advisory Committee of MassHousing (1983-1996); the board of the Citizens' Housing and Planning Association (1990-present); and the Community Development Research Advisory Council of the Federal Reserve Bank of Boston (2012-present). In her local community, she served on the Wayland (Massachusetts) Planning Board and is currently the chair of the Wayland Housing Partnership.

Philip B. Caton, PP, FAICP, Principal, Clarke Caton Hintz

Mr. Caton has directed land use programming, site planning and redevelopment initiatives for public agencies and as a private consultant for over 35 years. Mr. Caton has prepared

Redevelopment Plans for most of New Jersey's large cities, including: Trenton, Camden, Jersey City and Elizabeth. He has prepared Master Plans and zoning ordinances for many municipalities. Mr. Caton is an acknowledged expert in affordable housing and in the Transfer of Development Rights (TDR). In the affordable housing arena he has been appointed by the N.J. Superior Court as a special master in litigation involving over 50 municipalities and has served as an affordable housing consultant to more than 45 municipalities. In 2010, Mr. Caton was inducted into the College of Fellows of the American Institute of Certified Planners.

Alan Mallach, Senior Fellow, Center for Community Progress

Alan Mallach is a senior fellow at the Center for Community Progress in Washington DC. A city planner, advocate and writer, he is nationally known for his work on housing, economic development, and urban and neighborhood revitalization. A former director of housing & economic development in Trenton, New Jersey, he currently teaches in the graduate city planning program at Pratt Institute in New York City. He was a visiting scholar at the University of Nevada Las Vegas for the 2010-2011 academic year, and has spoken on housing and urban issues widely across the United States, in Europe, Israel and Japan. He has been deeply involved in challenges to exclusionary zoning and in developing inclusionary housing strategies, both in New Jersey and elsewhere in the United States. His books include *A Decent Home: Planning, Building and Preserving Affordable Housing* and *Inclusionary Housing in International Perspective* (with Nico Calavita). He is a member of the College of Fellows of the American Institute of Certified Planners, and holds a B.A. degree from Yale University.

David N. Kinsey, FAICP, PP, PhD, Partner, Kinsey & Hand, Princeton, NJ and Visiting Lecturer in Public and International Affairs, Princeton University

David N. Kinsey is an urban, regional, and environmental planner who specializes in affordable housing planning, for courts, developers, public interest organizations, nonprofits, and towns throughout New Jersey. Based in Princeton, Kinsey has also been a Visiting Lecturer at the Woodrow Wilson School of Public and International Affairs at Princeton University since 1998, where he teaches land use policy and planning, affordable housing, climate change, New Urbanism, planning theory, and environmental justice. Kinsey is a co-author of [Climbing Mount Laurel: The Struggle for Affordable Housing and Social Mobility in an American Suburb](#), published by the Princeton University Press and awarded the Paul Davidoff Award by the Association of Collegiate Schools of Planning, both in 2013.

Earlier in his career he served as Director of the Division of Coastal Resources in the New Jersey Department of Environmental Protection, where he designed and implemented the New Jersey coastal management program and directed preparation of the first New Jersey Shore Protection Master Plan. Honored as a Fellow of the College of Fellows of the American Institute of Certified Planners (FAICP) in 2006, Kinsey is a licensed Professional Planner and holds a A.B. in Government-Architecture from Dartmouth College and M.P.A.U.P. and Ph.D. degrees from Princeton University. Kinsey may be reached at: david@kinseyhand.com

Henry L. Kent-Smith, Esq., Partner, Fox Rothschild LLP

Mr. Kent-Smith concentrates his practice in real estate including the land use permitting and redevelopment process and eminent domain/condemnation matters. He has also negotiated commercial development agreements and acquisitions and leasing for both landlords and

tenants. Mr. Kent-Smith has appeared before more than 150 municipalities and more than 200 land use boards in every county in New Jersey. Mr. Kent-Smith also practices in the area of zoning litigation, including *Mount Laurel* affordable housing suits and administrative proceedings before the Council on Affordable Housing. Mr. Kent-Smith is the immediate past Chair of the Land Use Section of the New Jersey Bar Association and an adjunct professor at Rutgers University, Bloustein School of Planning. He is active in the New Jersey Builders Association, serving on the Land Use Planning Committee and the Legislative Affairs Committee. Mr. Kent-Smith regularly presents seminars for the New Jersey Institute of Continuing Legal Education, most recently moderating seminars on Land Use Basics and Land Use Law Update. He is also a member of the New Jersey Shore Builders.

The Honorable Liz Lempert, Mayor of Princeton

Liz Lempert is currently Deputy Mayor of the Township and has served on Township Committee for the past 3-1/2 years. A Stanford graduate, Liz worked as a writer, producer and editor for the National Public Radio program "Living On Earth" before taking time off to raise her children, now ages 10 and 13.

Liz first became involved in local politics four years ago as co-chair of the Mercer4Obama campaign where she grew the organization from a dozen volunteers to over 3,000 members. Liz has a collaborative leadership style that results in people working together to affect meaningful change. She promises to build on this movement of greater civic participation as we reshape our government.

Liz serves on the Joint Township-Borough Finance Committee, as well as the Finance Subcommittee of the Transition Task Force. She is liaison to the Environmental Commission; the Traffic Safety Committee; the Joint Sidewalk and Bikeways Committee; and the Citizens' Finance Advisory Committee. She has also served on the Human Services Commission and as the mayor's appointee to the Regional Planning Board. She is a trustee of the Joint Transportation Fund, a member of the Friends of the Princeton Public Library's executive board, and a founding member of the grassroots public school advocacy group Save Our Schools-N.J.

Christiana Foglio Palmer, Community Investment Strategies

Chris is Founder and CEO of Community Investment Strategies, Inc., an affordable housing developer. Chris has developed over 350 million dollars of affordable housing in New Jersey, and served as an advisor to Governor Corzine, State of NJ, regarding Housing, Economic Development and planning issues.

David Fisher, PP/AICP, K. Hovnanian Homes

As a land use planner with nearly 30 years of development experience, he is responsible for land acquisition; planning and design for new communities, including urban redevelopment; and regulatory approvals. Matzel & Mumford is a K.Hovnanian-owned company, with active projects throughout seven New Jersey counties.

Dave holds a Masters Degree in Community Planning from the University of Cincinnati, and has been a licensed Professional Planner in the State of New Jersey since 1986. As evidence of his industry experience, Dave was appointed in January 2000 by Governor Whitman to serve on the

NJ State Planning Commission, which he did for nearly five years. For two years, he Co-chaired a Joint Revitalization Task Force formed by the State to investigate ways to enhance brownfields redevelopment. Dave also served as a member (and Chairman) of the NJ Clean Water Council for four years in the late-1980's.

Dave served two terms as President of the New Jersey Shore Builders Association, one of the five local affiliates of the New Jersey Builders Association. He is actively involved with the State Builders Association as a Life Director, and chairs its Land Use & Planning Committee.