

The Future of Affordable Housing in the US: Finding Solutions for Income Inequality in a Post-COVID America



The public event will explore potential solutions to America's crisis of affordability in housing. We will explore the situation on the ground with regard to housing, and the looming evictions crisis, as the US emerges from the COVID-19 pandemic. Our panel, drawn from business executives, thought leaders, and policy experts, will address critical questions, including:

- How effective have various stimulus and relief packages been at addressing the problem of housing insecurity in the US?
- What long-term opportunities might arise from changes in legislation (including reforms to the LIHTC)?
- How might the US adapt its crisis response to include more 'automatic stabilisers' in the housing market for those in need? How might this situation evolve under the new Biden presidency?
- What can state and municipal leaders do to foster the development of more affordable housing across the income spectrum?
- In what ways can business leaders and investors actually help?
- Given the tensions which can often arise between the 'social' and the 'environmental' components of ESG with regard to housing, how can these trade-offs be pragmatically resolved?

Monday, April 12, 2021
12-1:30 p.m. EST

[**REGISTER**](#)

We expect this event to be approved for PPIL focusing on the DEI essential skill of addressing systemic inequity, as well as covering the topic of social-economic status and classism.

Panelists

Dr. Alexis Crow (Moderator) is Global Head of PwC's Geopolitical Investing practice, where she advises corporations and large institutional investors on their capital allocation and investing decisions around the world. Previously, she was Managing Director at New York-based G2 Investment Group, where she was responsible for developing investment strategies for the firm, and for providing counsel on geopolitical issues.

Prior to joining G2, Dr. Crow was an expert at the London, U.K. -based think-tank Chatham House (Royal Institute of International Affairs), where she led a project which facilitated dialogue between governments, business executives and thought leaders on how to effectively mitigate risks and secure commercial interests across cultural boundaries. Crow was a regular speaker on geopolitics in conferences and thought leadership forums in Europe, Asia, the US, and the Middle East.

Previously, Dr. Crow was a Teaching Fellow at the London School of Economics and Political Science. She also worked as an analyst at the Royal United Services Institute (RUSI) in London, and managed the Centre for the Study of Terrorism and Political Violence, St. Andrews, Scotland. Dr. Crow holds a First Class MA in International Relations from the University of St Andrews, Scotland, and a Masters and PhD from the London School of Economics. She is fluent in French and Spanish, and has a working knowledge of Portuguese, Italian, and beginners Hindi. Dr. Crow has contributed frequently to international print, radio, and television media, including the Financial Times, the New York Times, Bloomberg, BBC, BBC Arabic, France 24, Al-Jazeera, Xinhua, CNN, and the Washington Post. She is a guest lecturer and Senior Fellow at Columbia Business School, and a Senior Fellow in the Global Business and Economics Program at the Atlantic Council. Dr Crow is a Term Member of the Council on Foreign Relations. She is also is a member of the Global Futures Council on Geopolitics for the World Economic Forum, and a Young Global Leader in the World Economic Forum.

Richard Richman is the chairman and founder of The Richman Group and its affiliates. The Richman Group is the seventh largest apartment portfolio owner in the United States according to the National Multi-Housing Council. The firm's portfolio includes approximately 1,400 housing properties, containing nearly 110,000 apartment units located in 49 states, Puerto Rico, the Virgin Islands, Guam, and Saipan. The firm is headquartered in Greenwich, Connecticut, and has regional offices throughout the nation.

Mr. Richman is nationally active in the fields of housing and urban development. He is a frequent speaker and has appeared in a variety of venues: business; governmental; and educational, including Yale University, Columbia University, the University of Pennsylvania, and New York University; and on ABC's Nightline and National Public Radio.

Mr. Richman is a member of the Dean's Council of Columbia Law School, the Board of Overseers of the Columbia Business School and the University of Pennsylvania's Urban Research Institute, and has been a member of the University of Pennsylvania Parents Leadership Board. He is also a trustee of NYU Langone Health System.

Mr. Richman and his wife, Ellen, a former corporate executive and currently a Columbia Business School adjunct professor and trustee of the Leonard N. Stern School of Business of New York University, have supported numerous philanthropic endeavors and organizations through their family foundation, including the establishment of the Richman Center for Business, Law and Public Policy at Columbia University and the Richman Scholar Fellowship Program at Columbia Law School.

In addition to numerous honors and awards, Mr. Richman was recognized by the National Housing Conference as "Developer of the Year" and by the Urban League of Southwest Connecticut for the Richman Group's commitment to diversity. Mr. Richman is also a member of WPONPO.

Mr. Richman graduated from Columbia University Law School with a JD, Columbia Business School with an MBA, and Syracuse University with a BA in political science.

Dr. Stijn Van Nieuwerburgh is the Earle W. Kazis and Benjamin Schore Professor of Real Estate and Professor of Finance at Columbia University's Graduate School of Business, which he joined in July 2018. After completing his PhD in Economics from Stanford University in 2003, he started his career at New York University's Stern School of Business, eventually becoming David S. Loeb Professor of Finance. He was the inaugural Director of the Center for Real Estate Finance Research, which he led from 2012 until 2018. At NYU, he was also involved in the Center for Global Business and the Economy and the Marron Institute.

His research lies in the intersection of housing, asset pricing, and macroeconomics. He has studied how financial market liberalization in the mortgage market created the boom in house prices in the 2000s, regional housing price cycles, households' mortgage choice, mortgage market design, the impact of foreign buyers on the housing market, commercial real estate price formation, and affordable housing policies. He has published numerous articles in the very best academic journals in economics and finance, including the *Journal of Political Economy*, *American Economic Review*, *Econometrica*, *Quarterly Journal of Economics*, and the *Journal of Finance*, among others.

In 2016, Professor Van Nieuwerburgh was awarded the Bérnácér Prize for his research on the transmission of shocks in the housing market on the macro-economy and the prices of financial assets. The Bérnácér Prize is awarded annually to a European economist under the age of 40 who has made significant contributions in the fields of macroeconomics and finance. In 2020, he was awarded the TIAA Paul Samuelson Award for his research on life-long financial security. In 2021, he was awarded the Thule Foundation award for his research on real estate.

Professor Van Nieuwerburgh He currently serves as First Vice President of the American Real Estate and Urban Economics Association and will be its President in 2022. He was an Editor at the *Review of Financial Studies* from 2016 until 2020, and an Associate Editor at several journals prior to that. He is a Faculty Research Associate at the National Bureau of Economic Research, at the Center for European Policy Research, and at the Asian Bureau of Finance and Economics Research. He has served as an advisor to the Norwegian Minister of Finance, and has been a visiting scholar at to the Central Bank of Belgium, the New York and Minneapolis Federal Reserve Banks, the Swedish House of Finance, the International Center for Housing Risk, and has contributed to the World Economic Forum project on real estate price dynamics. He currently serves as a Director of Moody's Investor Services, an Advisory Board member of Anchor Healthcare Properties, and is a member of the Board of Directors of the Belgian American Educational Foundation. He is a frequent contributor on real estate topics in the media.

Erik German is a senior producer for *Retro Report*, a documentary series published by PBS, *The New York Times*, *Vox*, *Vice* and other outlets. He is currently co-producing a feature-length documentary on evictions in the wake of the COVID 19 pandemic. He has spent the last several months in the field filming tenants facing eviction in the tri-state area, while supervising several production teams doing similar work nationwide. His work has won a Loeb Award, a Murrow Award and was twice a finalist for an Emmy. Previously, he was an award-winning national and foreign correspondent in print, reporting from dozens of states and countries for *GlobalPost*, *The Christian Science Monitor* and other publications. He began his career at *Newsday*, covering New York state politics, corruption and crime. He is a senior fellow at the Richman Center for Business, Law and Public policy, a graduate of Yale University, and Columbia's Graduate School of Journalism.

Dr. Carl Gershenson is Project Director at Princeton's Eviction Lab. His work has examined determinants of eviction and how eviction disrupts urban labor and housing markets. At Eviction Lab, he continues to study how American political economy creates the conditions for the contemporary housing crisis, which is one of the primary causes of American poverty. He received his Ph.D. from Harvard Sociology in 2018.

The event will be recorded and registration is required.

