



Association of Law, Property, and Society Annual Meeting  
Tulane University Law School, New Orleans, Louisiana  
June 4-6, 2026

## PROGRAM

*Note: subject to (minor) changes*

*Unless otherwise noted, all events will take place at Tulane University Law School (6329 Freret Street).*

*Panels and Remarks marked with \*\*\* will be available for virtual participation. A Zoom link for participation as audience members for the virtual panels will be distributed on June 1, 2026.*

### **DAY 1: JUNE 4, 2026**

1:00pm to 3:30pm

#### **Historic Preservation Tour of Downtown New Orleans**

*Join ALPS members for a walking tour of downtown New Orleans. Led by the Preservation Resource Center of New Orleans, the tour will explore historic architecture, neighborhoods, and cultural identity in the downtown area. The group will leave from the Astor Crowne Plaza (739 Canal Street) at 1:00pm and walk approximately 1 mile to the Preservation Resource Center (923 Tchoupitoulas) to begin the official tour at 1:30pm. The tour will cover approximately 1.5 miles and will last until 3:30pm. While the tour will be a walking tour, the tour is wheelchair accessible. The tour will end at the Astor Crowne Plaza. Registration for the tour is required. A link allowing individuals to register for the tour will be distributed separately.*

6:00pm to 8:00pm

#### **Reception at Tujague's (429 Decatur Street)**

*Enjoy a cocktail reception to welcome ALPS to New Orleans at one of the oldest restaurants in the city, [Tujague's](#). Appetizers and cocktails will be served with vegetarian options available. Tujague's is a short 10-minute walk from the Astor Crowne Plaza.*

### **DAY 2: JUNE 5, 2026**

8:00am

#### **Shuttle Pick-Up for Conference from the Astor Crowne Plaza to Tulane Law School**

*Shuttles will pick up conference attendees at the Canal Street entrance to the Astor Crowne Plaza. If you are not taking the shuttle, please consider taking a taxi or other ride-sharing service as parking is very limited on the Tulane campus.*

8:30am to 9:00am

#### **Registration and Breakfast (Marian Mayer Berkett Multipurpose Room)**

9:00am to 9:20am

#### **Opening Remarks\*\*\* (Room 110)**

- Amelia Thorpe
- Sally Brown Richardson



9:30am to 11:00am **Concurrent Panels Session I**

1.1 Integrating Sustainability and Climate Change into Property Law Classes (Room 151)

Moderator: Alice Kaswan

- Alice Kaswan, “ABA Task Force Resources”
- Jade Craig, “Connecting Fair Housing Law and Climate Justice”
- John Lovett, “Property Law Issues Presented by Carbon, Capture, and Storage”
- Danielle Stokes, “Insights on Integrating Climate and Sustainability into 1st-yr Property”

1.2 Property at the Intersection of Trade, Taxation, Markets, and Insolvency (Room 157)

Moderator: Theodore P. Seto

- Timothy Mulvaney, “Property Rhetoric in the Contemporary Property Tax Revolt”
- Robin Paul Malloy, “Smithian Insights on the Relationship Among Justice, Property, and Markets”
- Brandon Weiss, “The Globalization of Housing: Corporate Landlords, Transnational Residents, and Local Resistance”
- Christopher Odinet (and non-presenting co-author Pamela Foohey), “Laws and Liabilities: A Study of Homeowners Associations in Financial Distress”

1.3 Examining Digitized Assets, Blockchain, and Tokenization Through the Lense of Property Law (Room 251)

Moderator: Vincent van Hoof

- Sally Zhu, “Wither Equity? Digital Asset Transactions and the Doctrine of Notice”
- Emil Elgebrant, “Electronic Negotiable Trade Documents – Implementation of MLETR in Swedish Law”
- Hano Ernst & Kristijan Poljanec, “Where You Go I Shall (Not) Follow: Title Transfer of Code-Referenced Art and the Limits of Property Rights Tokenization”
- Eric Holm, “Could the Digitisation of Land Records for Blockchain Integration Render them Inaccessible to Conventional Legal Frameworks?”

1.4 “The Right to ...”: Spatial Justice, Privately Owned Public Space, the Public Trust Doctrine, and Democratic Property (Room 257)

Moderator: F. Martin Lockman

- John Page (and non-presenting co-author Cristy Clark), “Swimming Against the Tide: Outdoor Swimming, Spatial Justice, and Prefiguring a Future Past”
- William Norcup-Brown, “Protest, Property Rights and University Campuses”
- Lisa Lucile Owens, “Democratic Property”
- Lingxi Chenyang, “Feasting on Fish: The Egalitarian Roots of the American Public Trust Doctrine”

1.5 Resilient Property Theory in Action\*\*\* (Room 110)

Moderator: Stacy Seicshnaydre

- Jessica Owley, “Resilient Conservation Servitudes: Using Resilient Property Theory to Protect Environmental Amenities Without Leaving Social Values Behind”
- Elsabé van der Sijde, “‘Sustainable Development’ on Environmentally and Culturally Sensitive Land: A Resilient Property Theory Perspective”
- Lorna Fox O'Mahony & Bram Akkermans, “Democratic Property Law: Resilient Property, Democratic Change and the Challenge of Contingency”
- Sue-Mari Viljoen, “Aligning Resilience to Bridge Property Problems in Urban Spaces”

11:00am to 11:15am **Break** (*Marian Mayer Berkett Multipurpose Room*)

11:15am to 12:30pm **Concurrent Panels Session II**

2.1 Public Property, Private Partners: Advancing Equity in Housing and Economic Development PPP Projects (Room 151)

Moderator: Heather Way

- Heather Way, “From Public Benefit to Tax Shelter? Evaluating the Rise of Tax-Exempt Public-Private Partnerships in Housing”
- Jade Craig, “From the Yard to the Row: PPPs for University Housing and Black Greek Organizations”
- Ted De Barbieri, “Locating Community Benefits: How Communities Create Equitable Development”

2.2 Comparative Case Studies in Aboriginal Title and Property Rights: Indigenous Peoples and Communities (Room 157)

Moderator: Jessica Shoemaker

- Margaret Stephenson & Bradford Morse, “Exploring the Relationship between Aboriginal Title and Private Property Rights in Canada and Australia”
- Kuan-Ting Chen, “How Property Law Undermines Affirmative Action: A Case Study on Taiwan’s Indigenous Reserved Land Policy”
- Jackie Dugard, “Land, Law and the Struggle for Alter-Native Transformation in South Africa: The Xolobeni Case Study of Legal Mobilization Against Titanium and Oil Mining”

2.3 Methods, Mapping, and Marginalization: Tracing, Comparing, and Understanding Property Patterns, Records, and Landholding Structures (Room 251)

Moderator: John Lovett

- Yiang Zhu (and non-presenting co-author Yun-chien Chang ), “Comparative Legal Methods: Mapping — Lease Law as Example”
- Sara Ross, “Tracing ‘Suspender’ Lots: Acadian Displacement, Seigneurial Settlement Patterns, Land Grants, and the History of Long Lots in the New World”
- Jesse Benjamin Williams, “Heirs' Property and State Blindness”

**2.4** Removing Barriers: Theorizing Property Equality, Access, Inclusion, and Change in Eminent Domain, Renting, and Occupation Orders\*\*\* (Room 110)

Moderator: Sally Brown Richardson

- Lee Ann Fennell, “Thwartings”
- Tola Amodu, “Deploying a Different view of Land Law in England for the Twenty-First Century – The Case of Renting”
- Merit Flügler, “Occupation Orders under the Family Law Act 1996: A Property Perspective”

12:30pm to 12:55pm **Lunch** (*First Floor Breezeway and Room 110*)

*Pick up lunch and come join us in room 110 for the keynote address. Vegetarian and gluten-free options will be available for lunch.*

12:55pm to 1:00pm **Welcome Remarks by Dean Marcilynn A. Burke\*\*\* (Room 110)**

1:00pm to 2:00pm **Keynote Address by Joe Singer on The Rule of Law, Democracy, and Property – *Deep Pits & Solid Ground: What if Property Law is Both the Cause of the Affordability Crisis and the Solution to It?\*\*\* (Room 110)***

2:00pm to 2:15pm **Break** (*Marian Mayer Berkett Multipurpose Room*)

2:15pm to 3:45pm **Concurrent Panels Session III**

**3.1** Making and Unmaking Contested History, Heritage, and Property Rights in the Past, Present, and Future (Room 151)

Moderator: Elisabeth Ahlinder

- Jack H.L. Whiteley, “Property, the State, and the Fur Trade”
- Peter Byrne, “The Trump Administration’s Assault on Historic Buildings and Sites in the Nation’s Capital”
- Kristen Barnes, “Public Sites of Memory and Cultural Heritage”
- Elin Ax, “Who would Own a Burial ground? An Honoréan Analysis of Ownership at Swedish Cemeteries”

**3.2** Governing Environmental Protections, Energy, Property Rights, and the Commons (Room 157)

Moderator: Julia Dietz

- Björn Hoops, “Energy Commons and the Scale Bias of Private Law”
- Girion Öre Blomdahl (and non-presenting co-author Karin Åhman), “Constitutional Rights versus Burden of Proof”
- Reinier Cobussen, “Property Law on the North Sea”
- Danielle Stokes, “De-Fossilizing Property Rights”

3.3 Author Meets Reader: Michael Pollack’s *Sidewalk Nation: The Life and Law of American’s Most Overlooked Resource* (Room 251)

Moderator: Michael Pollack

- John Infranca
- Robin Malloy
- Sarah Schindler
- Alexandra Flynn

3.4 Property Approaches to Legal Obligations, Decolonization, Comparative Law, and Local Sovereignty\*\*\* (Room 110)

Moderator: Amelia Thorpe

- Estair Van Wagner & Sarah Morales, “Standing Up Indigenous People-Place Relations: Hul’qumi’num Legal Obligations to Cedar”
- Diane Kemker, “Decolonizing the First Year Property Course”
- Alexander Kirpichev, “Private Villages Around the World: New Local Communities Beyond Public Law in an Era of Neofeudalism”

3:45pm to 4:00pm **Break** (*Marian Mayer Berkett Multipurpose Room*)

4:00pm to 5:30pm **Plenary Panel on Comparative Property Law: A Look at How Different Jurisdictions Manage Everyday Property Problems\*\*\* (Room 110)**

*This panel is generously sponsored by the Gordon Gamm Fund at Tulane Law School which is dedicated to support the study of comparative law.*

Moderator: Sally Richardson

- Zsa Zsa Boggenpoel
- Nicholas Hopkins
- Juan Pablo Murga Fernández
- Shitong Qiao
- Carol Rose

5:30pm to 7:00pm **ACREL Reception** (*Marian Mayer Berkett Multipurpose Room and Patio*)

*The American College of Real Estate Lawyers is pleased to sponsor a reception with wine, beer, and appetizers for the ALPS conference and give all ALPS conference attendees the opportunity to meet a number of ACREL fellows and learn what ACREL can do to help your students learn more about practicing in a property law-related area.*

7:00pm

**Shuttle Back to Astor Crowne Plaza from Tulane Law School**

*Shuttles will leave from the Freret Street entrance to Tulane Law School and will return everyone to the Astor Crowne Plaza.*

**DAY 3: JUNE 6, 2026**

- 8:30am **Shuttle Pick-Up for Conference from the Astor Crowne Plaza to Tulane Law School**  
*Shuttles will pick up conference attendees at the Canal Street entrance to the Astor Crowne Plaza. If you are not taking the shuttle, please consider taking a taxi or other ride-sharing service as parking is very limited on the Tulane campus.*
- 9:00am to 9:30am **Beignet Breakfast from Café du Monde and Breakfast** *(Marian Mayer Berkett Multipurpose Room and Patio)*
- 9:30am to 10:30am **Plenary Panel on The Next Great Commons: Outer Space\*\*\*** *(Room 110)*  
*This panel is generously sponsored by the Judge Sanford Levy Fund at Tulane Law School which is dedicated to support the study of laws regulating outer space.*  
*Moderator:* Alexandra Flynn
- Timiebi Aganaba
  - Wian Erlank
  - Rebecca Bratspies
- 10:30am to 10:45am **Break** *(Marian Mayer Berkett Multipurpose Room)*
- 10:45am to 12:15pm **Concurrent Panels Session IV**
- 4.1 **From Subsurface to Offshore Territory and Informal Urban Property Regulation: Examining the Gaps and the Opportunities** *(Room 151)*  
*Moderator:* Danielle Stokes
- Martha Thibaut, “Intent Beneath the Surface”
  - Ariël Decoster, “Quasi-Territorial Property: Private Islands and the Gaps in U.S. Offshore Law”
  - Gerson Barboza De las Casas, “The Production and Consolidation of Informal Urban Land via Legal Property Protection Mechanisms”
- 4.2 **Framing and Debating Zoning Reform** *(Room 157)*  
*Moderator:* Ashira Ostrow
- Ashira Pelman Ostrow, “The Promise and Perils of YIGBY”
  - John Infranca, “Property Rights Rhetoric and Zoning Reform Debates”
  - Steve Clowney, “Taking NIMBYs Seriously”
  - John A Lovett, “Hubris and Humility in America's Land Use Regulation Debates”

4.3 Harnessing Property’s Rationale and Potential: Reform, Evolution, and Opportunities (Room 251)

Moderator: Dean Taylor

- Elisabeth Ahlinder & Åsa Örnberg, “The Evolution and Extinction of Property Rights: Hunting, Ownership, and the Limits of Entitlement”
- Kevin R Douglas, “The Virtues of Owning Business Opportunities”
- Malcolm Macdonald Combe, “Lots to Talk about: Scotland’s Latest Land Reform Device and the Forced Subdivision of Large Land Holdings at Point of Sale”

4.4 Reclaiming Property Rights: Constitutional Functions of Property, Vulnerability Theory and Possessory Protection, Democratic Property, and Private Rights in Public Space (Room 257)

Moderator: Jesse Benjamin Williams

- Match Dawson, “Reclaiming Property”
- Ernst Jacobus Marais, “Reframing Possessory Protection as a Resilience-Promoting Remedy”
- F. Martin Lockman, “Transactional Governance and the Enclosure of Everything”

4.5 Sustainable Development, Infrastructure, Access, Public Space, and Governance\*\*\* (Room 110)

Moderator: Sally Brown Richardson

- Amelia Thorpe, “Folk Law and Infrastructure”
- Itzhak Ehud Kornfeld, “Water Woes: Africa's Water Scarcity”
- Konstanze von Schütz, “Property and Public Space – Causation, Correlation, or Coincidence?”

12:15pm to 12:45pm **Lunch & ALPS Announcements** (*First Floor Breezeway and Room 110*)  
*Pick up lunch and come join us in room 110 for announcements from ALPS officers and committee chairs. Vegetarian and gluten-free options will be available for lunch.*

12:45pm to 2:00pm **Subcommittee Meetings & Optional Tour of Tulane’s Campus**  
*For those interested in taking a walking tour of Tulane University’s campus, meet at the first-floor breezeway at 1:15pm. The tour will last approximately 30 minutes.*

2:00pm to 3:30pm **Concurrent Panels Session V**

5.1 Research Methods in Property Law (Room 151)

Moderator: Björn Hoops

- Björn Hoops
- Yiang Zhu
- Alexandra Flynn
- Malcolm Combe
- Jackie Dugard

5.2 Examining Zoning Practices: History, Exclusion, Inclusion, and Unzoned Counties (Room 157)

Moderator: Andrea McArdle

- Edward Joseph Sullivan & Caleb J Huegel, “Planning and Land Use Regulation in America -- One Hundred Years After *Euclid*”
- Kellen Zale, “The Unzoned Country”
- Nnamdi Manuel Jogwe, “The Color of Compromise: Power, Negotiation, and Equity in California's Inclusionary Zoning Battles”
- Jim Smith, “The Past and Future of Single-Family Zoning”

5.3 Data, Privacy, and Property Rights Across Contexts (Room 251)

Moderator: Sally Zhu

- Wian Erlank, “Privacy and Exclusion in Space Travel”
- Péter Daniel Szigeti (and non-presenting co-author), “Property Rights in Data”
- Koen Swinnen, “Data as Collateral: What do Banks Think?”
- Julie Forrester Rogers, “Doxxing, Deed Fraud, and Privacy in Property Records”

5.4 Approaches to Housing Reform: Security of Tenure, Vertical Urbanization, Property Guardianship, Embeddedness, Housing Bonds, and Cooperative Rights (Room 257)

Moderator: Victoria Louise Evans

- Nicholas Peter Hopkins, “Owners or Occupiers? Exploring Autonomy and Tenure in Multi-Owned Housing”
- Piotr Mysiak, “One Person - One Place to Live. What Can We Learn from Polish Communists About Dealing with Shortage of Dwellings?”
- Emanuele Fratto Rosi Grippaudo, “The Evolving EU Approach to the Housing Crisis Between Relaxing Budgetary and Planning Constraints and Tightening Land-Use and Short-Term-Rental Rules”
- Dean Taylor, “Embedded Property? A Polanyian Framing of Property Guardianship”

5.5 Floods, Fires, and Droughts: Property, Planning, and Natural Disasters\*\*\* (Room 110)

Moderator: Sally Brown Richardson

- William Shapiro, “Of Fires and Floods: Why Courts Should Adopt a Flood-Based Analysis to Evaluate Fire-Based Fifth Amendment Claims”
- Kevin Grecksch, “A Tale of Two Water Options”
- Shelley Saxer, “What Will it Take to Connect Land Use Planning to Urban Water Supply?”
- Taylor Gamm, “Wildfire Takings”

3:30pm to 3:45pm **Break** (*Marian Mayer Berkett Multipurpose Room*)

3:45pm to 5:15pm **Concurrent Panels Session VI**

6.1 Rural Spaces: Energy Sector Development, Privatization, Financialization, Farms, and Remedies (Room 151)

Moderator: John Page

- Jessica A. Shoemaker, “The Closed Countryside: Private Property, Rural Alienation, and the Vanishing Spaces of Democracy”
- Debbie Becher, “Eyes on the Land: Community Powers of Private Property”
- Catherine de Contreras, “Past the Age of Lambing?: Equity, Farms, and Inheritance”
- Julia Dietz (and non-presenting co-authors John C. Maerz, Jeff Hepinstall-Cymerman, Shana Jones, Asher Dozier & McKenna Eavenson), “Solar Development and Rural Land Conversion: Findings from Georgia and Understanding Property Impacts”

6.2 Applying Comparative and Historical Approaches to Land Use, Nuisance, Transactions, and Taxation (Room 157)

Moderator: Robin Malloy \_\_\_\_\_

- Tyler E. Dougherty, “How to (Actually) Close a Prison”
- Vincent van Hoof, “From Publicity to Notice Filing: The UCC Model’s European Reception”
- Andrea McArdle, “Preservation versus Privatization: The Debate Over Selling Public Lands for Affordable Housing”
- Jim Kelly, “Pung Intended: Exacting Compliance through Delinquent Property Auctions”

6.3 Property Law Through the Lens of Theory, Pluralism, Literature, Sound, and Pedagogy, and the Humanities (Room 251)

Moderator: Nnamdi Manuel Jogwe

- Shai Stern, “Layered Property: External Governance and Institutional Divergence”
- Jackson Bernard Barnett, “Personhood and Property in Literature: Property as a Function of Memory in Yuri Trifonov’s House on the Embankment”
- Sheldon Lyke, “Property Mixtape: Remixing Property Law Through Sound, Doctrine, and Cultural Memory”
- Richard Shay, “Progressive Copyright and the Actualisation of Democratic Property Relations in South African Law”

6.4 Takings Examined (Room 257)

Moderator: Taylor Gamm

- Emilio Longoria, “AI Takings”
- Timothy Harris, “The Takings Clause and the Environment”
- Theodore P. Seto, “Why Judicial Changes to Property Rules Violate Section 1 of the Fourteenth Amendment”
- David Charles Scott, “Taking the Irreplaceable: A Four-Dimensional Theory of Constitutive Property”

**#ALPS2026 – Program – Subject to Change**

**6.5 Navigating Property Intrusions, Trespass, Regulation, Eviction, Local Government, and Local Courts\*\*\* (Room 110)**

**Moderator:** John Infranca

- Victoria Louise Evans, “The Law’s Responses to Physical Intrusions of Land”
- Alexandra Flynn (and non-presenting co-author Joe Hermer), “The Bylaw State: Encampment Evictions and the Struggle for Public Space”
- Melvin John Kelley IV, “Property and Equity for Local Democracy”
- Nicole Summers, “The Burden of Fees in Eviction Court”

5:15pm to 5:30pm **Closing Remarks\*\*\* (Room 110)**

- Sara Ross
- Alexandra Flynn

5:30pm to 7:00pm **Closing Reception (Marian Mayer Berkett Multipurpose Room and Patio)**  
*Through the generous support of the Judge Sanford Levy Fund at Tulane Law School, enjoy a cocktail reception with appetizers and live music.*

7:00pm **Shuttle Back to Astor Crowne Plaza from Tulane Law School**  
*Shuttles will leave from the Freret Street entrance to Tulane Law School and will return everyone to the Astor Crowne Plaza.*

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*The Association of Law, Property, and Society is grateful for the following sponsors of the 2026 Annual Conference*



*Judge Sanford Levy Fund at Tulane Law School*

*Gordon Gamm Fund at Tulane Law School*