

JAMES J. KELLY, JR.

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**MEMBER OF THE BAR IN INDIANA, NEW YORK,
MARYLAND AND THE DISTRICT OF COLUMBIA**

ACADEMIC EXPERIENCE

Notre Dame Law School July '11-Present

Clinical Professor of Law: Created Community Development Clinic; supervise legal interns in transactional representation of nonprofits and small businesses; teach Land Use Planning and Real Estate Transactions.

Washington and Lee University School of Law Jan '11-May '11

Visiting Professor of Law: Taught first-year Property and Legal Writing as a full-time visitor.

University of Baltimore School of Law July '04-July '11

Asst. Professor of Law and Director, Community Development Clinic: Supervised student attorneys in transactional representation of nonprofits and small businesses. Other course offerings included Real Estate Finance, Jurisprudence (1L) and Professional Responsibility.

EDUCATION

Columbia Law School, New York, NY, *Juris Doctor*, May 1994

Honors: Samuel I. Rosenman Prize, Co-Recipient, Leadership and Academic Excellence
Harlan Fiske Stone Scholar, 1991-92, 1993-94, Superior Academic Achievement
Skadden Fellowship, December 1993 for post-graduate legal services work

Activities: *Columbia Human Rights Law Review*, Head Notes Editor
Research Asst. to Prof. Curtis J. Berger (Law) and Prof. Lynne Sagalyn (Business)

The University of Virginia, Charlottesville, VA, *B.A. with Honors in Philosophy*, May 1987

St. Xavier High School, Cincinnati, OH, *Diploma*, May, 1983

EXPERIENCE

Save A Neighborhood, Baltimore, MD Jan. '02-July '04

Executive Director: Directed small nonprofit law firm representing community developers in acquisition of vacant properties and appointed by court to auction vacant houses.

Community Law Center, Baltimore, MD July '99-Dec '02

Project 5000 Legal Consultant: Created title industry approved protocols for large-scale litigation by Baltimore to acquire vacant properties; trained and supported dozens of lawyers and paralegals.
Pro Bono Project Attorney: Supported volunteer lawyers in representation of community groups.
Staff Attorney: Represented nonprofits in community development litigation and transactions.

Northern Manhattan Improvement Corp., New York, NY Sept. '94-July '99

Skadden Fellow/Attorney: Represented tenant groups in housing litigation and transactions.

- Brooklyn Legal Services Corp. B**, Brooklyn, NY June '93-Aug. '93
Summer Intern: Accompanied and assisted attorneys in Housing Court litigation.
- Despacho de Orientación y Asesoría Legal**, Mexico City, Mexico June '92-Aug. '92
Human Rights Fellow: Accompanied and assisted in attorneys in human rights and development advocacy and education.
- Housing Counseling Services**, Washington, DC June '90-May '91
Housing Trainer: Coordinated and conducted consumer trainings for inner-city residents.
- Jubilee Housing, Inc.** Washington, DC June '88-May '90
Maintenance Carpenter/Security Coordinator: Lived and worked in low-income apartment building.
- St. Joseph House of Hospitality**, New York, NY Aug. '87-May '88
Live-In Volunteer: Worked in soup kitchen and wrote articles for The Catholic Worker.

Proficient in Spanish

PUBLICATIONS

- A Continuum In Remedies: Reconnecting Abandoned Houses to the Market*, 33 ST. LOUIS U. PUB. L. REV. 109 (2013) (symposium)
- Sharing the Wealth*, 22 J. AFFORDABLE HOUSING AND COMMUNITY DEV. L.21 (2013) (book review)
- Inclusionary Housing on a Global Basis*, 20 J. OF AFFORDABLE HOUSING AND COMMUNITY DEV. LAW 259 (2012) (book review)
- Maryland's Affordable Housing Land Trust Act*, 19 J. OF AFFORDABLE HOUSING AND COMMUNITY DEV. LAW 345 (2010)
- Land Trusts that Conserve Communities*, 59 DEPAUL L. REV. 69 (2009), *cited in* Fideicomiso De La Tierra Del Caño Martín Peña v. Fortuño, 604 F.3d 7 (1st Cir. 2010)
- Homes Affordable for Good: Ground Leases and Covenants as Long-Term Resale-Restriction Devices*, 29 ST. LOUIS U. PUB. L. REV. 9 (2009) (symposium)
- Bringing Clarity to Title Clearing: Tax Foreclosure and Due Process in the Digital Age*, 77 U. CIN. L. REV. 63 (2008), *cited in* PHH Mortgage Corp. v. Prater, 133 Ohio St.3d 91, 975 N.E.2d 1008 (2012)
- "We Shall Not Be Moved": Urban Communities, Eminent Domain and the Socioeconomics of Just Compensation*, 80 ST. JOHN'S L. REV. 923 (2006)
- Refreshing the Heart of the City: Vacant Building Receivership as a Tool for Neighborhood Revitalization and Community Improvement*, 13 J. OF AFFORDABLE HOUSING AND COMMUNITY DEV. LAW 210 (2004), *excerpt reprinted in* HOUSING AND COMMUNITY DEVELOPMENT: CASES AND MATERIALS 450-54 (4TH ED., KUSHNER, DAYE, SALSICH, ET AL., EDS., 2010)
- Taming Eminent Domain*, SHELTERFORCE, Vol. 30, No.1, p. 27 (March 2008)
- PROJECT 5000 TAX SALE FORECLOSURE LEGAL MANUAL (November 2002)

Project 5000: Assembling Insurable Title through Tax Foreclosure, January 2003 GROUND NOTES, Newsletter of the Maryland State Bar Association's Section of Real Property, Planning & Zoning,

Article 27 and Mexican Land Reform: The Legacy of Zapata's Dream, 25 COLUM. HUM. RTS. L. REV. 541 (1994)

SERVICE

Co-Chair, South Bend Task Force on Vacant and Abandoned Properties

Editor-in-Chief, Journal of Affordable Housing and Community Development Law

Blog Editor, Land Use Law Prof Blog

Board Member, Let's Share the Sun Foundation, Inc.

Former Faculty, Judicial Institute of Maryland, Real Property Actions

Former Member, Maryland Court of Appeals Professionalism Commission

Former Member, Baltimore Land Bank Authority Task Force

PRESENTATIONS

May 2, 2014 "‘That Side was Made for You and Me’: Unauthorized Use of Vacant Property in Inner City Neighborhoods" at the Annual Conference of Association of Law, Property and Society, University of British Columbia Law School, Vancouver, B.C., Canada

April 29, 2014 "Infusing the 1L Curriculum with Experiential Learning and Clinical Pedagogy: Deed Exercise" at the AALS Conference on Clinical Legal Education, Chicago, IL

Oct. 3, 2013 "Community Land Ownership Models", Mid-Year Meeting of the ABA Forum on Affordable Housing and Community Development Law, Asheville, NC

Sept. 9, 2013 "Filling Out the Toolbox: Market-Smart Approaches for Dealing with Vacant Houses" at Reclaiming Vacant Properties, Philadelphia, PA (with Ira Goldstein and Michael Braverman)

Sept. 24, 2013 "‘And Who is My Neighbor?’": Catholic Social Teaching and Economic Justice at the Metropolitan Level" at Faculty Colloquium, Notre Dame Law School, Notre Dame, IN

Aug. 7, 2013 "Legal Issues in Forming Social Ventures", Catholic Charities USA Social Venture Boot Camp, University of Notre Dame, Notre Dame, IN

July 27, 2013 "‘And Who is My Neighbor?’": Catholic Social Teaching and Economic Justice at the Metropolitan Level" at Annual Meeting of the International Society for MacIntyrean Enquiry, Grand Valley State University, Grand Rapids, MI

April 27, 2013 "A Continuum *In Remedies*: Reconnecting Vacant Houses to the Market" at the Annual Conference of Association of Law, Property and Society, University of Minnesota Law School

March, 1, 2013 “A Continuum *In Remedies*: Reconnecting Vacant Houses to the Market” at Saving the Cities: How to Make America’s Urban Core Sustainable in the Twenty-First Century Symposium at Saint Louis University School of Law

Nov. 10, 2012 “The Poor as Co-Creators of a Just World”, 13th Annual Fall Conference of the Center for Ethics and Culture, University of Notre Dame, Notre Dame, IN

Sept. 28, 2012 “Entity Form Options for the Social Entrepreneur”, Irish Impact Social Entrepreneurship Conference 2012, University of Notre Dame, Notre Dame, IN

July 19, 2012 “Neither Fish nor Fowl: What the Particularity of Human Vulnerability has to say about Institutions that Bridge the Altruism/Self-Interest Divide” at the Annual Meeting of the International Society for MacIntyrean Enquiry, University of Nottingham, Nottingham, UK

March 9, 2012 “From Caustic Transfers, Toxic Titles: The Fallout from the Foreclosure Crisis” at the Annual Conference of Association of Law, Property and Society, Georgetown Law Center, Washington, DC

Jan. 5, 2012 “From Caustic Transfers, Toxic Titles: The Fallout from the Foreclosure Crisis” at Panel on “What Property Professors Need to Know about the Mortgage Crisis: DeSoto and Title Security in the U.S.”, Annual Meeting of the American Association of Law Schools (AALS), Washington, DC

Nov. 17, 2011 “Vacant Building Receivership: In Rem Code Enforcement for Stabilizing Urban Neighborhoods” at the Virginia Governor’s Housing Conference, Hampton Roads, VA

July 29, 2011 “Justice as Craft” at the Annual Meeting of the International Society for MacIntyrean Enquiry, Providence College, Providence, RI

July 27, 2011 “Justice as Craft” at the Southeastern Association of Law Schools Annual Meeting, Hilton Head, SC

June 14, 2011 “Teaching for Transfer in the Law Clinic: Clinical Supervision” at the AALS Conference on Clinical Legal Education, Seattle, WA

March 4, 2011 “Conservation and Community Land Trusts: Comedy of the Anticommons?” at the Annual Conference of Association of Law, Property and Society, Georgetown Law Center, Washington, DC

Dec. 1, 2010 “Community Development and the Notre Dame Legal Aid Clinic” to the Faculty of the Notre Dame Law School, South Bend, IN

Nov. 30, 2010 “Affordable Housing Land Trusts and the Conservation of Social Capital” to the Faculty of the University of Nevada-Las Vegas School of Law, Las Vegas, NV

Nov. 17, 2010 “A Way Forward for Duquesne Law’s Clinical Programs” to the Faculty of the Duquesne University School of Law, Pittsburgh, PA

Nov. 15, 2010 “Affordable Housing Land Trusts and the Conservation of Social Capital” to the Faculty of the Elon University School of Law, Greensboro, NC

Oct. 4, 2010 “Small Business Enterprises and Nonprofit Corporations Clinic” to the Faculty of Wayne State University School of Law, Detroit, MI

Sept. 20, 2010 “Affordable Housing Land Trusts and the Conservation of Social Capital” to the Faculty of the Touro College of Law, Central Islip, NY

Sept. 9, 2010 “Affordable Housing Land Trusts and the Conservation of Social Capital” to the Faculty of the University of New Mexico School of Law, Albuquerque, NM

Aug. 20, 2010 “Vacant Building Receivership: In Rem Code Enforcement for Stabilizing Urban Neighborhoods” at Turning Around Vacant Properties in Greater Richmond, Federal Reserve Bank of Richmond, Richmond, VA

June 18, 2010 “Affordable Housing Land Trust Agreements” at Affordable Housing Land Trusts Training, Federal Reserve Bank of Richmond, Baltimore, MD

June 12, 2010 “Affordable Housing Land Trusts and the Conservation of Social Capital” at Works-in-Progress Roundtable, AALS Mid-Year Meeting Workshop on Property, New York, NY

May 28, 2010 “Affordable Housing Land Trusts and the Conservation of Social Capital” at Law and Society Annual Conference, Chicago, IL

May 7, 2010 “Affordable Homeownership Land Trusts” at Works-in-Progress Session of AALS Conference on Clinical Legal Education, Baltimore, MD

March 5, 2010 “Affordable Homeownership Land Trusts” at 1st Annual Conference of Association for Law, Property and Society, Georgetown Law Center, Washington, DC

Dec. 2, 2009 “Homes Affordable for Good”, Governor’s Task Force on the Future for Growth and Development in Maryland, Baltimore, MD

Oct. 19, 2009 “Homes Affordable for Good”, Maryland General Assembly, Environmental Matters Committee, Summer Study Session, Crownsville, MD

June 2, 2009 “Land Banking and Land Bank Authorities: A Necessary Relationship?” at Reclaiming Vacant Properties Conference, sponsored by National Vacant Properties Campaign, Louisville, KY

March 28, 2009 “Community Land Trusts” at City from Below Conference, Baltimore, MD

Feb. 27, 2009 “Homes Affordable for Good” at Property Ownership and Economic Stability: A Necessary Relationship? Symposium at Saint Louis University School of Law

May 22, 2008 “Community Land Trusts: A More Central Role” at Annual Conference of American Bar Association’s Forum on Affordable Housing and Community Development Law, Washington, DC

May 6, 2008 “Taming Eminent Domain” during Taming Eminent Domain--How to give and take for the benefit of communities in the post-Kelo era, PDI-NHI Learning Lab organized by National Housing Institute and the Professional Development Institute of the Bloustein School of Planning and Public Policy at Rutgers (national web presentation)

April 26, 2008 “We Shall Not Be Moved” at the Urban Affairs Association Annual Meeting,
Baltimore, MD

Feb. 9, 2008 “Clearing Title in the Brave New World of ‘Virtual Realty’” at Junior Property
Scholars Conference, Widener Law School, Harrisburg, PA

Sept. 24, 2007 “Clearing Title to Vacant Properties” at Reclaiming Vacant Properties Conference,
sponsored by National Vacant Properties Campaign, Pittsburgh, PA

June 30, 2007 “To Create A New Society Within the Shell of the Old” at Conference on Alasdair
MacIntyre’s Revolutionary Aristotelianism: Ethics, Resistance and Utopia, sponsored by Human Rights
and Social Justice Research Institute, London Metropolitan University, London, UK

May 25, 2007 “Community Land Trusts” at Md. Assoc. of Housing Redevelopment
Officials/National Assoc. of Housing Redevelopment Officials Regional Conference, Ocean City, MD

May 5, 2007 “To Create A New Society Within the Shell of the Old” at Works-In-Progress
Session of AALS Workshop on Clinical Legal Education, New Orleans, LA

March 16, 2007 “Baltimore City’s Project 5000” at ABA Business Law Section Annual Meeting Pro
Bono Breakfast, Washington, DC

March 10, 2007 “Community Land Trusts” at Affordable Housing Summit sponsored by Kent
County Department of Development and Planning, Washington College, Chestertown, MD

Feb. 16, 2007 “To Create A New Society Within the Shell of the Old” at Mid-Atlantic Clinical
Theory and Practice Workshop, Howard U. Law School, Washington, DC

Feb. 15, 2007 “To Create A New Society Within the Shell of the Old” as part of Loyola College
Catholic Social Thought Lecture Series, Baltimore, MD

Nov. 10, 2006 “Where the Rubber Meets The Road Home: Community Tenure in the
Redevelopment of New Orleans” at Property, Citizenship and Social Entrepreneurship Workshop
sponsored by Syracuse Law School PCSE, Washington, DC

Oct. 13, 2006 “To Create A New Society Within the Shell of the Old” at Midwest Clinical
Writers’ Conference, Notre Dame, IN

July 18, 2006 “Notifying Virtual Caretaker” at Southeastern Association of Law Schools Annual
Meeting, Palm Beach, FL

April 29, 2006 “Notifying Virtual Caretaker” at Clinical Law Review Writer’s Workshop, New
York University

Oct. 21, 2005 “‘We Shall Not Be Moved’: Residency as a Property Rule Entitlement in Urban
Redevelopment” (poster presentation) at Crowd of the Person exhibit at Contemporary Museum,
Baltimore, MD (ran until January 14, 2006)

Sept. 13, 2005 “Community Land Trusts” at Community Law Center Conference on
"Empowering Neighborhoods through Community Lawyering", Baltimore, MD

June 20, 2005 “Vacant Building Receivership: In Rem Code Enforcement for Stabilizing Urban Neighborhoods” at Pre-Conference Workshop on Vacant Properties for Community Development Partnership Network’s Annual Learning Conference, Baltimore, MD

April 15, 2005 “Controlling the Dirt” at Mid-Atlantic Clinical Theory and Practice Workshop, American University Washington College of Law, Washington, DC

July 30, 2004 “Receivership Neighborhood Maps: GIS [Geographic Information Systems] from Household Ingredients” at National Vacant Properties Campaign Training on GIS, Washington, DC

June 17, 2004 “‘Fix It Up or Lose It!’: Vacant Building Receivership in Baltimore's Healthy Neighborhoods” on National Vacant Properties Campaign Cyber Brown Bag (national conference call/PowerPoint presentation)

May 24, 2004 “Baltimore Project 5000: Converting Abandonment to Assets” (with Prof. Frank Alexander, Emory Law School) at plenary session of “Who Owns America? IV: Land Acquisition and Retention” Conference, Madison, WI

May 21, 2004 “Clearing Title to Abandoned Properties” at Annual Conference of American Bar Association’s Forum on Affordable Housing and Community Development Law, Washington, DC

April 27, 2004 “Vacant Building Receivership: In Rem Code Enforcement for Stabilizing Urban Neighborhoods” at American Planning Association Conference, Washington, DC

LEGISLATIVE TESTIMONY

Dec. 3, 2013 In Support of proposed land bank legislation, Commission for State Tax and Financing Policy, Indiana General Assembly

May 3, 2011 In Support of Senate Bill 1312--“Receivership for Derelict Buildings”, Virginia Housing Commission

March 4, 2010 In Support of Senate Bill 780--“Affordable Housing Land Trusts Bill”, Maryland General Assembly, Senate Judicial Proceedings Committee

March 4, 2010 In Support of House Bill 869--“Affordable Housing Land Trusts Bill”, Maryland General Assembly, House Environmental Matters Committee

June 17, 2009 In Support of Land Bank Authority Bill, Baltimore City Council, Taxation, Finance and Economic Development Committee

March 24, 2009 In Support of Senate Bill 929--“Community Land Trusts in Maryland Bill” Maryland General Assembly, Senate Judicial Proceedings Committee

March 12, 2009 In Support of House Bill 1006--“Community Land Trusts in Maryland Bill” Maryland General Assembly, House Environmental Matters Committee

January 30, 2007 In Support of Senate Bill 106--“Prohibition on Creation of Ground Rent Leases for Residential Property”, Maryland General Assembly, Senate Judicial Proceedings Committee

March 1, 2005 In Support of House Bill 435--“Community Land Trusts in Maryland Bill”, Maryland General Assembly, House Environmental Matters Committee

February 15, 2005 In Support of Senate Bill 267--“Community Land Trusts in Maryland Bill” Maryland General Assembly, Senate Judicial Proceedings Committee