

KELLEN ZALE
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ACADEMIC APPOINTMENTS

UNIVERSITY OF HOUSTON LAW CENTER, Houston, TX

- *Baker Botts LLP Professor in Law* (2024-present); *George Butler Research Professor* (2021-2024); *Associate Professor (with tenure)* (2018-present); *Assistant Professor* (2012-2018)
- Courses: Property; Land Use; Real Estate Transactions; State and Local Government Law; Local Government Writing and Research Seminar

TRENT UNIVERSITY, Peterborough, ON, Canada

- *Fulbright Visiting Scholar: Canada Research Chair in Comparative Canada-U.S. Studies* (Fall 2023)

FORDHAM UNIVERSITY SCHOOL OF LAW, New York, NY

- *Visiting Professor* (Fall 2019)
- Course: Property

LOYOLA UNIVERSITY NEW ORLEANS COLLEGE OF LAW, New Orleans, LA

- *Westerfield Fellow* (2010-2012)
- Courses: Legal Writing; Land Use

UNIVERSITY OF LA VERNE COLLEGE OF LAW, Ontario, CA

- *Adjunct Professor* (2010)
- Course: Legal Writing

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EDUCATION

DUKE UNIVERSITY SCHOOL OF LAW, J.D., *magna cum laude*

- *Duke Law Journal*, Staff Editor
- Order of the Coif
- James S. Bidlake Award for Achievement in Legal Analysis, Research, & Writing

PRINCETON UNIVERSITY, A.B., School of Public and International Affairs

PROFESSIONAL EXPERIENCE

ZUBER LAWLER & DEL DUCA (formerly Zuber & Taillieu), Los Angeles, CA, 2008-2010

- *Associate Attorney*

GIBSON, DUNN & CRUTCHER, Los Angeles, CA, 2004 – 2007; Summer Associate, 2003

- *Associate Attorney*

COMMUNITY LEGAL SERVICES, Philadelphia, PA, Summer 2002

- *Intern*

SPEDIA.COM, Oakland, CA, 2000-2001

- *Programs Manager*

FIRST HIGH SCHOOL OF FOSHAN, Foshan, China, 2000

- *Princeton in Asia Fellowship*

PUBLICATIONS

ARTICLES AND BOOK CHAPTERS

- *Neighbors Without Notice*, 59 HARVARD CIVIL RIGHTS-CIVIL LIBERTIES LAW REVIEW 339 (with Sarah Schindler) (2024)
- *The Anti-Tenancy Doctrine*, 171 UNIVERSITY OF PENNSYLVANIA LAW REVIEW 267 (with Sarah Schindler) (2023)
 - Reviewed by Serena M. Williams for Jotwell (October 2022), <https://property.jotwell.com/illustrating-rent-why-is-the-tenant-falling/>
- *Stadiums and State Environmental Policy Acts*, in SPORTS STADIUMS AND ENVIRONMENTAL JUSTICE, Tim Kellison, ed. (Routledge 2023)
- *Inholdings*, 46 HARVARD ENVIRONMENTAL LAW REVIEW 439 (2022)
- *Part-Time Government*, 80 OHIO STATE LAW JOURNAL 987 (2019)
- *Compensating City Councils*, 70 STANFORD LAW REVIEW 839 (2018)
- *Scale and the Sharing Economy*, in the CAMBRIDGE HANDBOOK OF THE LAW OF THE SHARING ECONOMY, Nestor Davidson et al., eds. (Cambridge University Press 2018)
- *When Everything is Small: The Regulatory Challenge of Scale in the Sharing Economy*, 53 SAN DIEGO LAW REVIEW 949 (2016)
 - Reviewed by Eric Biber for Jotwell (January 2017), <https://lex.jotwell.com/what-the-sharing-economy-and-environmental-law-have-in-common/>
- *Sharing Property*, 87 UNIVERSITY OF COLORADO LAW REVIEW 501 (2016)
- *The Government's Right to Destroy*, 47 ARIZONA STATE LAW JOURNAL 269 (2015)
- *Urban Resiliency and Destruction*, 50 IDAHO LAW REVIEW 85 (2014) [invited symposium article]
- *Changing the Plan: The Challenge of Applying Environmental Review to Land Use Initiatives*, 40 ECOLOGY LAW QUARTERLY 833 (2013)
- *God's Green Earth? The Environmental Impacts of Religious Land Use*, 64 MAINE LAW REVIEW 207 (2011)

OTHER PUBLICATIONS

- *The Harms of Failing to Notify Renters about Land Use Hearings*, PROMARKET, University of Chicago Booth School of Business (June 2024) (with Sarah Schindler)
- *Opinion – Runaway Rents: The Law is Failing Renters*, THE AUSTIN AMERICAN-STATESMAN, <https://www.statesman.com/story/opinion/columns/your-voice/2022/08/24/opinion-runaway-rents-why-the-law-is-failing-renters/65411339007/> (Aug. 24, 2022) (with Sarah Schindler)
- *Runaway Rents: The Law is Failing Renters*, THE HILL, <https://thehill.com/opinion/congress-blog/3588093-runaway-rents-the-law-is-failing-renters/> (Aug. 4, 2022) (with Sarah Schindler)
- *Preemption by Executive Order*, SLOGLAW BLOG, <https://www.sloglaw.org/post/preemption-by-executive-order> (Sept. 7, 2021)
- *Texas Mask Mandate Ban Exceeds Governor's Authority*, LAW360, <https://www.law360.com/articles/1413694> (Aug. 18, 2021)
- *The Harms of Liminal Housing Tenure: Installment Land Contracts and Tenancies in Common*, 29 JOURNAL OF AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT 523 (2021) (with Sarah Schindler)
- *How the Law Fails Tenants (and Not Just During a Pandemic)*, 68 UCLA LAW REVIEW DISCOURSE 146 (2020) (with Sarah Schindler)
 - Selected as Diversity Reading in Property Law by University of Washington School of Law
 - Selected reading of *The ALI Advisor*
- *Access to Public Lands During a Pandemic*, NORTHWESTERN UNIVERSITY LAW REVIEW OF NOTE, <https://blog.northwesternlaw.review/?p=1498> (June 25, 2020)
 - Selected for LSN Property, Land Use & Real Estate Law eJournal, Vol. 22, No. 31 (August 2021), Christopher Serkin, ed.
- *Local Control of Federal Public Lands During the COVID-19 Pandemic*, ENVIRONMENTAL LAW PROFESSOR BLOG, https://lawprofessors.typepad.com/environmental_law/2020/03/local-control-of-federal-public-lands-during-the-covid-19-pandemic.html (March 31, 2020)
- *Local Government Formation and Boundary Change in Texas: A Post-Harvey Assessment*, 8 HLR 105 (2018) [invited essay]

- *How the NFL Ducked CEQA*, ENVIRONMENTAL LAW PROFESSOR BLOG, http://lawprofessors.typepad.com/environmental_law/2016/01/how-the-nfl-ducked-ceqa.html (January 19, 2016)
- *Urban Development Legislation for Cities, by Cities*, 67 MAINE LAW REVIEW 266 (2015) [invited symposium essay]

SELECTED PRESENTATIONS

- *Justice and Health for All: The Future of Affirmative Action in Legal and Medical Education*, University of Houston College of Medicine and University of Houston Law Center, April 2024.
- *Banning Investors or Banning Renters?*, Rocky Mountain Land Use Institute Cheever Scholarly Workshop, University of Denver Sturm College of Law, March 2024.
- *Why Location Matters: Regulatory Responses to Institutional Investor Purchases of Single-Family Homes*, Corporate Acquisition of Rental Housing & Public Policy Responses Joint Program of the AALS Real Estate Transactions & Property Law Sections, Association of American Law Schools Annual Meeting, Washington, D.C., January 2024.
- *Neighbors Without Notice*, Works-in-Progress Session, AALS Section on Minority Groups, Association of American Law Schools Annual Meeting, Washington, D.C., January 2024.
- *Do you Airbnb? Property Law, Short-Term Rentals, and Affordable Housing*, Faculty Colloquium, School for the Study of Canada, Trent University, Peterborough, Ontario, Canada, November 2023.
- *Trent Law and Arts Society: Constitutional Conversations Program*, Trent Radio, Peterborough, Ontario, Canada, November 2023.
- *Neighbors Without Notice*, Conference on Empirical Legal Studies, University of Chicago Law School, October 2023.
- *Constitutional and Statutory Barriers to Local Regulation of Short-Term Rentals*, State and Local Government Works-in-Progress Conference, Northwestern University Pritzker School of Law, October 2023.
- *Neighbors Without Notice*, Faculty Workshop, University of Houston Law Center, July 2023.
- *Property Tax Misclassification: Implications of the Commercial/Residential Property Tax Differential*, Association for Law, Property & Society, University of Southampton (UK), May 2023.
- *Taxing Short-Term Rentals: Implications of the Commercial/Residential Property Tax Differential*, Faculty Workshop, University of Houston Law Center, March 2023.
- *Affordable Housing, Eminent Domain, and Other Land Use Issues*, Houston Law Review, Emphasis Added Podcast, February 2023.
- *The Anti-Tenancy Doctrine*, University of Pennsylvania Law Review Colloquium, University of Pennsylvania Carey Law School, February 2023.
- *How Race and Class Impact Inequalities in Access to Housing and Financing: The Anti-Tenancy Doctrine*, ClassCrits XIII Conference, Thurgood Marshall School of Law, October 2022.
- Discussant, “Perpetuating Colorado’s Racial Hierarchy Via Special District Governments” (Author: Kendall Stephenson, PhD Candidate, Colorado State University), ClassCrits XIII Conference, Thurgood Marshall School of Law, October 2022.
- *Diversity and Representation in Local Legislatures*, Cooper-Walsh Colloquium: Local Government Structure Through a Legal Lens: Conversations on Law and Local Governance, Fordham University School of Law, October 2022.
- *Features and Flaws of State Environmental Policy Acts in Addressing Environmental Justice*, Program on Law and State Government Symposium, Indiana University Robert H. McKinney School of Law, September 2022.
- *Inholdings*, Sustainability Conference of American Legal Educators, Arizona State University College of Law, May 2022.
- *Liminal Property and Anti-Tenancy*, Association for Law, Property & Society (virtual), May 2022.
- *Inholdings*, Harvard Environmental Law Review Author Forum, Harvard Law School (virtual), April 2022.
- *The Second-Class Status of Tenants*, Association for Law, Property & Society (virtual), May 2021.
- *The Promise of Homesharing and Reality of Short-Term Rentals*, Regulation at Scale Roundtable, Governance & Technology Center, University of Nebraska College of Law (virtual), March 2021.

- *The Second-Class Status of Tenants*, Faculty Workshop (virtual), University of Houston Law Center, October 2020.
- *The Second-Class Status of Tenants*, State and Local Government Works-in-Progress Conference (virtual), Willamette University College of Law, September 2020.
- *The Promise of Homesharing and the Reality of Short-Term Rentals*, Housing for Diversity: Ending Segregation Through Zoning, American Planning Association Webinar (virtual), July 2020.
- Invited presentations and workshops in 2020-21 cancelled due to Covid-19:
 - *The Value of Shared Property*, Colloquium on Property and the Sharing Economy, University of Glasgow (UK), September 2020.
 - *Inholdings*, Sustainability Conference of American Legal Educators, Arizona State University College of Law, May 2020.
 - *The Second-Class Status of Tenants*, Association for Law, Property & Society, Tulane University School of Law, May 2020.
 - *Direct Un-Democracy*, Local Government Faculty Workshop, Cardozo Law School, April 2020.
 - *Non-Traditional Families and Housing Attainability*, American Planning Association National Planning Conference, Houston, April 2020.
 - *The Second-Class Status of Tenants*, Property Workshop, University of Houston Law Center, March 2020.
- *Inholdings*, Rocky Mountain Land Use Institute Cheever Scholarly Workshop, University of Denver Sturm College of Law, March 2020.
- *Does Aldermanic Privilege Undermine Zoning Reforms?*, Zoning Reform Roundtable, Suffolk University Law School, November 2019.
- *Inholdings*, Faculty Colloquium, Fordham University School of Law, October 2019.
- *Adjacent Zoning for Public Lands*, State and Local Government Works-in-Progress Conference, University of Virginia School of Law, September 2019.
- *Who Serves on Local Land Use Boards and Commissions*, Association for Law, Property & Society, Syracuse University College of Law, May 2019.
- *Part-time Government*, Faculty Colloquium, Cardozo Law School, April 2019.
- *Sustainability Implications of Local Government Boundary Change and Formation*, International Academic Association on Planning, Law, and Property Rights Conference, Texas A&M University College of Architecture, February 2019.
- *Compensating City Councils*, Faculty Workshop, University of North Carolina School of Law, January 2019.
- *Part-time Government*, Local Government Works-in-Progress Conference, Fordham University School of Law, September 2018.
- *Compensating City Councils*, Midwest Public Affairs Conference, University of Illinois at Chicago College of Urban Planning and Public Affairs, June 2018.
- *Contours of Community: Sustainability Implications of Local Boundary Change and Formation*, Association for Law, Property & Society, Maastricht University, June 2018.
- *Progressive Cities and Reactionary States: Local Innovation, State Control, and the Politics of Sustainability*, Sustainability Conference of American Legal Educators, Arizona State University College of Law, May 2018.
- *Sustainability at the Urban Edge: Local Government Formation and Boundary Change*, Columbia-Fordham-NYU International Conference on Sustainable Cities, Fordham University, May 2018.
- *Sustainability at the Urban Edge: Local Government Formation and Boundary Change*, Rocky Mountain Land Use Institute Scholarly Workshop, University of Denver Sturm College of Law, March 2018.
- *Compensating City Councils*, New Voices in Legislation, Legislation & the Law of the Political Process, Association of American Law Schools Annual Meeting, San Diego, January 2018.
- *Compensating City Councils*, Faculty Workshop, South Texas College of Law, November 2017.
- *Local Legislative Design*, Local Government Works-in-Progress Conference, Golden Gate University, October 2017.
- *Expanding the Right to Share*, Workshop on the Property Law Implications of the Sharing Economy, Penn State Law School, October 2017.
- *Local Legislative Design*, Faculty Workshop, University of Houston Law Center, September 2017.
- *The Tenant's Right to Share*, Association for Law, Property & Society, University of Michigan Law School, May 2017.

- *Scale and the Sharing Economy*, Workshop for Contributors on the Cambridge Handbook of the Sharing Economy, Suffolk University Law School, April 2017.
- *Compensating City Councils*, Faculty Workshop, University of Houston Law Center, February 2017.
- *The Tenant's Right to Share*, Real Property Law Schmooze, Texas A&M University School of Law, February 2017.
- *Corporate Design in the Sharing Economy*, ClassCrits IX Conference, Loyola University Chicago, October 2016.
- *Compensating City Councils*, Local Government Works-in-Progress Conference, University of Houston Law Center, October 2016.
- *Regulating Design in the Sharing Economy*, Texas Legal Scholars Conference, Southern Methodist University Dedman School of Law, August 2016.
- *When Everything is Small: The Regulatory Challenge of Scale in the Sharing Economy*, Association for Law, Property & Society, Queen's University Belfast School of Law, May 2016.
- *Rethinking the Urban-Suburban Interface: Implications of Shared Mobility for Urban Resilience*, Stegner Center Symposium: Green Infrastructure, Resilient Cities – New Challenges, New Solutions, University of Utah College of Law, April 2016.
- *The Sharing Economy Matures: How Cities Will Respond*, Rocky Mountain Land Use Institute Annual Conference, University of Denver College of Law, March 2016.
- *Sharing and Scale*, Local Government Works-in-Progress Conference, Rutgers University School of Law, November 2015.
- *The Government's Right to Destroy*, LL.M. Program in Environmental and Land Use Law Guest Presentation, University of Florida College of Law, October 2015.
- *Scale in the Sharing Economy*, Texas Legal Scholars Conference, University of Houston Law Center, August 2015.
- *A New Fulcrum Point for City Survival*, Southeastern Association of Law Schools Annual Conference, Boca Raton, Florida, July 2015.
- *Is the Sharing Economy a Sustainable Economy?*, Sustainability Conference of American Legal Educators, Arizona State University College of Law, May 2015.
- *Sharing and Scale*, Association for Law, Property & Society, University of Georgia School of Law, May 2015.
- *Urban Ownership, Shared Spaces and Real Estate in the P2P Era*, Sharing Economy, Sharing City: Urban Law and the New Economy, Fordham University School of Law, April 2015.
- *Sharing Property*, Faculty Presentation, University of Houston Law Center, April 2015.
- *The Sharing Economy and Local Government*, Local Government Works-in-Progress Conference, University of Denver College of Law, March 2015.
- *Sharing Property*, Section on Property Law Breakfast: Junior Faculty Workshop, Association of American Law Schools Annual Meeting, Washington, D.C., January 2015.
- *Urban Development Legislation For Cities, By Cities*, Maine Law Review Symposium - Connecting Law & Legislature: The Legacy of Ed Muskie, University of Southern Maine, November 2014.
- *Sharing Property*, Central States Law Schools Association 2014 Annual Scholarship Conference, Louisiana State University Law Center, October 2014.
- *The Government's Right to Destroy*, Robert J. Farley Faculty Colloquium Lecture series at the University of Mississippi School of Law, September 2014.
- *The Government's Right to Destroy*, Association for Law, Property and Society, University of British Columbia, May 2014.
- *Disaster, Destruction, and Resilient Cities*, Resilient Cities Symposium, University of Idaho School of Law, April 2014.
- *The Government's Right to Destroy*, Local Government Workshop, Chapman University School of Law, October 2013.
- *Varieties of Citizen Involvement in Environmental Review and Regulation*, Law and Society Annual Meeting, Boston, May 2013.
- *Environmental Review of Land Use Initiatives*, Association for Law, Property & Society, University of Minnesota Law School, April 2013.

- *Environmental Review of Land Use Initiatives*, Faculty Workshop, Arizona State University Law School, March 2013.

SERVICE

LAW SCHOOL

- Appointments Committee, 2024-25; 2018-2019; 2015-2016;
- Honor Court (elected), 2024-25; 2022-23
- New Building Art Ad Hoc Committee, 2024-25; 2021-23
- Outcomes and Assessments Committee, 2022-23
- Student Affairs Committee, 2016-2023
- Faculty Scholarship & Advancement Committee, 2014-2021
- Faculty Mentor, 1L Mentor Group, 2013-2019
- Pre-Law Pipeline Program Interviewer, 2018
- Executive Committee (elected), 2013-2015
- Library Committee, 2012-2013

UNIVERSITY

- Provost's Dean Review Committee, 2024
- UH Global Advisory Committee, 2018-2023
- UH New Faculty Orientation Advisory Panel, 2013

EXTERNAL

- Advisory Board Member, Houston Land Bank (appointed by the Office of the Mayor) (2020-present)
- Peer Mentor, Association of Law, Property, and Society (2023-present)
- Chairperson (elected) (2020-2021); Executive Committee (2016-2019), Section on State and Local Government Law, Association of American Law Schools.
- Executive Committee (2014; 2018-present), Section on Property Law, Association of American Law Schools.
- Co-organizer, Property Workshop, University of Houston Law Center (March 2020) (cancelled due to Covid-19)
- Expert Panelist, *Healthy Democracy*: City of Milwaukie, Oregon Citizens Jury on City Council Compensation (November 2019).
- Moderator, *Marijuana Law: 2017*, Section on State and Local Government Law, Association of American Law Schools Annual Meeting, San Francisco (January 2017).
- Organizer, 5th Annual State and Local Government Law Works-in-Progress Conference, University of Houston Law Center (October 2016).

PEER REVIEW

- *Carolina Academic Press* (2023); *Environment and Planning A: Economy and Space* (2022); *Yale Law Journal* (2021); *Wolters Kluwer* (2020); *University of New South Wales Law Journal* (2019); *Cambridge University Press* (2017).

ACADEMIC HONORS AND GRANTS

- Fulbright U.S. Scholar Award: Fulbright Canada Research Chair in Comparative Canada-U.S. Studies, Trent University, Fall 2023
- University of Houston Grant to Enhance Academic Research on Racism, 2020
- University of Nebraska Governance and Technology Center Grant, 2020
- University of Houston New Faculty Research Program Grant, 2013

BAR ADMISSION

- California (2004)