

NESTOR M. DAVIDSON

University of Colorado Law School
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PROFESSIONAL
EXPERIENCE

FORDHAM LAW SCHOOL

Associate Professor, to start 2011

UNIVERSITY OF COLORADO LAW SCHOOL

Associate Professor, 2004-2011

FORDHAM LAW SCHOOL

Visiting Associate Professor, 2010

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Principal Deputy General Counsel, 2009-2010

COLUMBIA LAW SCHOOL

Visiting Scholar, 2008

LATHAM & WATKINS, LLP

Senior Associate, Finance and Real Estate, Litigation Departments, 2001-2004

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Special Counsel to the Secretary, 1999-2001

AMERICORPS – CORPORATION FOR NATIONAL SERVICE, 1994

WHITE HOUSE OFFICE OF LEGISLATIVE AFFAIRS, 1993-1994

JUDICIAL
CLERKSHIPS

HON. DAVID H. SOUTER, SUPREME COURT OF THE UNITED STATES

Judicial Clerk, 1998-1999

HON. DAVID S. TATEL, UNITED STATES COURT OF APPEALS FOR THE DISTRICT OF
COLUMBIA CIRCUIT

Judicial Clerk, 1997-1998

EDUCATION

COLUMBIA LAW SCHOOL, J.D. 1997

Columbia Law Review, Articles Editor, 1996-1997; Member 1995-1996

Honors

John Ordronaux Prize (highest academic average in class)
 James Kent Scholar (highest academic honor), 1994-95; 1995-96; 1996-97
 Charles Bathgate Beck Prize (best examination in real property)
 Class of 1912 Prize (first-year student most proficient in contracts)
 Whitney North Seymour Medal (for promise in trial advocacy)
 Tony Patiño Fellow (merit scholarship for leadership in public service)

HARVARD UNIVERSITY, A.B. 1990

Honors

Magna cum laude in Social Studies
 Senior Honors Thesis: *Family Homelessness and the Construction of Social Problems*
 Dean's List all semesters
 Harvard College Scholarship for Academic Excellence

SCHOLARSHIP

ARTICLES
AND ESSAYS

Property's Morale, 110 MICH. L. REV. (forthcoming 2011)

Property in Crisis, 78 FORDHAM L. REV. 101 (2010) (with Rashmi Dyal-Chand)

Values and Value Creation in Public-Private Transactions, 94 IOWA L. REV. 938 (2009)

Property and Relative Status, 107 MICH. L. REV. 757 (2009)

Standardization and Pluralism in Property Law, 61 VAND. L. REV. 1597 (2008)

The Problem of Equality in Takings, 102 NW. U. L. REV. 1 (2008)

Cooperative Localism: Federal-Local Collaboration in an Era of State Sovereignty, 93 VA. L. REV. 959 (2007)

Reprinted at 28 IMMIGR. & NATIONALITY L. REV. 167 (2007)

Relational Contracts in the Privatization of Social Welfare: The Case of Housing, 24 YALE L. & POL'Y REV. 263 (2006)

BOOKS AND
CHAPTERS

Notaries and Legal Professionals, in THE INTERNATIONAL ENCYCLOPEDIA OF HOUSING AND HOME (Elsevier, forthcoming 2011)

Crisis and the Public-Private Divide in Property (with Rashmi Dyal-Chand), in THE PUBLIC NATURE OF PRIVATE PROPERTY (Ashgate Publishing, forthcoming 2011)

The Bullhorn and the Bell Jar: Hernando de Soto and Communication Through Title, in HERNANDO DE SOTO AND PROPERTY IN A MARKET ECONOMY (Ashgate Publishing 2010)

AFFORDABLE HOUSING AND PUBLIC-PRIVATE PARTNERSHIPS (co-editor, with Robin Paul Malloy) (Ashgate Publishing 2009)

Introduction, in AFFORDABLE HOUSING AND PUBLIC-PRIVATE PARTNERSHIPS (co-editor, with Robin Paul Malloy) (2009)

The Value of Lawyering in Affordable Housing Transactions, in AFFORDABLE HOUSING AND PUBLIC-PRIVATE PARTNERSHIPS (2009)

OTHER

PUBLICATIONS

Judicial Takings and State Action: On Rereading Shelley after Stop the Beach Renourishment, 6 DUKE J. CONST. L. & PUB. POL'Y (forthcoming 2011)

Comment, Fostering Regionalism, 38 FORDHAM URB. L. J. (forthcoming 2011)

Leaps and Bounds, 108 MICH. L. REV. 957 (2010) (reviewing GERALD E. FRUG & DAVID J. BARRON, CITY BOUND: HOW STATES STIFLE URBAN INNOVATION)

Elevate 2009: Climate Change and the New Frontiers of Urban Development, 80 U. COLO. L. REV. (2009) (with William Shutkin)

Comment, Vertical Learning: On Baker and Rodriguez's Constitutional Home Rule and Judicial Scrutiny, 86 DENV. U.L. REV. 1425 (2009) (invited symposium contribution)

Comment, Reconciling People and Place in Housing and Community Development Policy, 17 GEO. J. ON POVERTY L. & POL'Y 1 (2009)

Comment, Rights as a Functional Guide for Service Provision in Homeless Advocacy, 26 ST. LOUIS UNIV. PUB. L. REV. 45 (2007) (invited symposium contribution)

Comment, "Housing First" for the Chronically Homeless: Challenges of a New Service Model, 15 J. AFF. HOUS. & COMM. DEV. L. 125 (2006)

Note, Constitutional Mass Torts: Sovereign Immunity and the Human Radiation Experiments, 96 COLUM. L. REV. 1203 (1996)

AWARDS

Jules Milstein Faculty Writing Award, 2008, for *Cooperative Localism: Federal-Local Collaboration in an Era of State Sovereignty* (annual award recognizing excellence in scholarship by a Colorado Law faculty member)

CONFERENCE

ORGANIZATION

2009 Property Works in Progress Conference, Boulder, Colorado, June 1-3, 2009

(with D. Benjamin Barros)

Elevate 2009: Climate Change and the New Frontiers of Urban Development, Denver and Boulder, Colorado, February 26-27 (2009) (with William Shutkin)

2008 Property Works in Progress Conference, Boulder, Colorado, June 12-14, 2008 (with D. Benjamin Barros)

Workshop on Affordable Housing and Public-Private Partnerships, Boulder, Colorado, October 19-20, 2007 (with Robin Paul Malloy)

2007 Property Works in Progress Conference, Boulder, Colorado, June 14-15, 2007 (with D. Benjamin Barros)

SELECTED
PRESENTATIONS

A Progressive Defense of Stop the Beach Renourishment, Duke Law School, February 2011

Property's Morale, Fordham Law School, November 2010

The Geography of Federal Land Law, Georgetown Law School, 2010 Meeting, Association for Law, Property, and Society, March 2010

Changing Directions and Deeper Patterns: Affordable Housing, Sustainability, and the Problem of Collective Action, 18th Annual Rocky Mountain Land Use Institute Land Use Conference, March 2009 (with William Shutkin)

The Bullhorn and the Bell Jar: Hernando de Soto and Communication Through Title, Association of American Law Schools Annual Meeting, January 2009

Brave New World?: Lessons From The Bailout For The Public/Private Divide In Property Theory, Georgetown Law School, Workshop on The Public Nature of Private Property, November 2008

Property and Relative Status, 2008 Property Works in Progress, June 2008

Values and Value Creation in Public-Private Transactions, 2008 Annual Meeting, Law and Society Association, May 2008

Property and Relative Status, 2008 Annual Meeting, Law and Society Association, May 2008

Values and Value Creation in Public-Private Transactions, American Bar Association Forum on Affordable Housing and Community Development Law, 17th Annual Conference, May 2008

Standardization and Pluralism in Property Law, Columbia Law School, Faculty Colloquium, April 2008

Standardization and Pluralism in Property Law, Washington University School of Law, Faculty Colloquium, March 2008

Property and Status, Junior Property Works in Progress Conference, February 2008

Standardization and Pluralism in Property Law, selected on a blind-submission, peer-reviewed basis to be presented to the Property Law Section, Association of American Law Schools Annual Meeting, January 2008

Values and Value Creation in Public-Private Transactions, Workshop on Affordable Housing and Public-Private Partnerships, October 2007

Standardization and Pluralism in Property Law, Loyola Law School Los Angeles, Faculty Colloquium, September 2007

The Problem of Equality in Takings, 2007 Property Works in Progress, June 2007

Cooperative Localism, Catholic University of America, Columbus School of Law, Faculty Colloquium, February 2007

Cooperative Localism, 2006 Annual Meeting, Law and Society Association, July 2006

The Pragmatics of Penn Central, 15th Annual Rocky Mountain Land Use Institute Land Use Conference, March 2006

Chronic Homelessness as a Housing Problem: The Rise of Housing First, American Bar Association Forum on Affordable Housing and Community Development Law and Saint Louis University Public Law Review Conference, Creating Healthy Communities: Ending Homelessness, February 2006

Housing and the Regulatory Environment, Colorado Blue Ribbon Panel on Housing, July 2005

Relational Contracts in the Privatization of Social Welfare, 2005 Annual Meeting, Law and Society Association, June 2005

Regionalism, Growth, and Housing, American Bar Association Forum on Affordable Housing and Community Development Law, 14th Annual Conference, May 2005

COURSES TAUGHT

Property I
 Property II
 Land Use Planning
 Real Estate Transactions
 Seminar: Affordable Housing Development

Seminar: Cities, Suburbs, and the Law

PRIMARY LAW

SCHOOL SERVICE

Appointments Committee, 2005-2006; 2006-2007; 2008-2009

Technology Committee, 2007-2008

Admissions Committee, 2004-2005

BAR MEMBERSHIPS

New York

District of Columbia (inactive)