



2014

University of Baltimore Journal of Land and
Development Volume 4 Number 1 (Fall 2014)
Front Matter

Follow this and additional works at: <http://scholarworks.law.ubalt.edu/ubjld>



Part of the [Land Use Law Commons](#)

Recommended Citation

(2014) "University of Baltimore Journal of Land and Development Volume 4 Number 1 (Fall 2014) Front Matter," *University of Baltimore Journal of Land and Development*: Vol. 4: Iss. 1, Article 1.

Available at: <http://scholarworks.law.ubalt.edu/ubjld/vol4/iss1/1>

This Article is brought to you for free and open access by ScholarWorks@University of Baltimore School of Law. It has been accepted for inclusion in University of Baltimore Journal of Land and Development by an authorized administrator of ScholarWorks@University of Baltimore School of Law. For more information, please contact snolan@ubalt.edu.

UNIVERSITY OF BALTIMORE

JOURNAL OF LAND AND DEVELOPMENT

VOLUME 4

FALL 2014

NUMBER 1

The *University of Baltimore Journal of Land and Development* is a scholarly publication of the University of Baltimore School of Law. Founded in 2011, the *Journal* succeeds *Environmental Perspectives*, which was published by the law school's Environmental Society.

The *Journal of Land and Development* welcomes professional articles on a wide range of environmental topics of current interest to the legal community. Inquiries about submission guidelines should be directed to the Articles Editor, University of Baltimore Journal of Land and Development, Center for Student Involvement, 1420 North Charles Street, Baltimore, Maryland 21201.

The *Journal* is published twice each year and subscriptions are available for \$20.00 per year. For additional information, or to subscribe to the *Journal*, please contact the Managing Editor, University of Baltimore Journal of Land and Development, Center for Student Involvement, 1420 North Charles Street, Baltimore, Maryland 21201. The *Journal* may also be reached at its website, <http://JLD@ubalt.edu>.

Opinions expressed in the *Journal* are those of the contributors and do not necessarily represent the opinions of the University of Baltimore School of Law or the Board of Editors.

UNIVERSITY OF BALTIMORE

JOURNAL OF LAND AND DEVELOPMENT

VOLUME 4

FALL 2014

NUMBER 1

MISSION STATEMENT

The *University of Baltimore Journal of Land and Development* shall serve the legal community as a nonprofit organization established under the auspices of the University of Baltimore School of Law. The *Journal of Land and Development* shall be a scholarly, interdisciplinary legal journal, whose primary purpose shall be to promote legal scholarship and the educational purposes of the University of Baltimore School of Law.

The *Journal of Land and Development* shall achieve this purpose by focusing on dynamic and contemporary topics and by publishing in depth legal and policy analysis on the range of issues related to land and development. Topics covered shall include, but are not limited to, urban, suburban and rural issues involving land use, environmental preservation, state and local government, economic development and redevelopment, community development, real estate transactions and finance, property, civil rights, human rights, and civil liberties.

By publishing timely articles in these areas we will stimulate the academic excellence of each member of the journal so that each may enjoy a lifetime of honorable and professional service within the legal community, while providing practitioners and academia with cutting edge legal research and information about this expanding area of the law.

UNIVERSITY OF BALTIMORE
JOURNAL OF LAND AND DEVELOPMENT

VOLUME 4

FALL 2014

NUMBER 1

BOARD OF EDITORS

Editor in Chief
Michael Farrell

Managing Editor
Christopher Soper

Articles Editor
Erin Carroll

Production Editors
Erika Flaschner

Production Editors
Tiffany Williams

Symposium Editor
Alexander Geraldo

Manuscripts Editor
Erin Carroll

Publications Editor
Adam Scharff

Staff Editors

Maame Amponsah
Lyndsey Jones
Andrew Balashov
Blake Lara
Alexa Curley
Chris Lord

Julie Dailey
Katherine Meyer
Gregory Franklin
Emily Mikles
David Hornstein
Michael Schultes

FACULTY ADVISOR

Professor Audrey McFarlane

ADMINISTRATIVE ASSISTANT

Karen DeVore

UNIVERSITY OF BALTIMORE
JOURNAL OF LAND AND DEVELOPMENT

VOLUME 4

FALL 2014

NUMBER 1

TABLE OF CONTENTS

ARTICLES

Taking on Water: Local Government,
Eminent Domain, and the
Foreclosure Crisis

Brian Cullin 1

Thank You Sir, May I Have Another:
The Issue of the Unsustainability of
Low Income Housing Tax Credits
and Proposed Solutions

John Baber 39

Promise vs. Performance: Why Public Subsidies of
Private Development are not Likely to Produce
Fair Returns to the Taxpaying Public

Marc Knapp 59

COMMENTS

Baltimore City's Green Building Standards,
Building Towards an Uncertain Future

Greg Franklin 85

An Unnecessary "Solution": High-Performance
Market-Rate Rental Housing

David Hornstein 93