

Serena M. Williams

Widener University Delaware Law School
4601 Concord Pike
Wilmington, DE 19803
PH: 302-477-2126
smwilliams@widener.edu

TEACHING EXPERIENCE

WIDENER UNIVERSITY DELAWARE LAW SCHOOL (Wilmington, DE)

Emerita Professor of Law (Effective September 2024)

Professor of Law (July 2004 – August 2024)

Visiting Professor (August 2003 - June 2004)

Assistant Dean of Student Affairs (January 2006 – December 2011); (July 2018 – December 2023)

Courses taught: Property I and Applied Learning Lab for Property I; Property II; Landlord/Tenant Law; Environmental Justice; Housing Law; Elder Law

Administrative Duties as Assistant Dean of Student Affairs: Advised law students; supervised initial and ongoing orientation for incoming students; supervised the Student Bar Association and the activities of its organizations.

Instructor – Trial Admissions Program (Summer 2020 – present).

Instructor – Jurist Academy for Pre-Law Students (2014 – 2017).

University Committees: Presidential Search Committee (2015)

Law School Committees: Promotion, Retention, and Tenure Committee Chair (2016 – 2023); Faculty Appointments (2009; 2019; 2023; Chair, 2021); Dean Search Committee (2014-2015; 2022-2023); Diversity, Equity, and Inclusion Committee; Bar Passage Committee; Diversity and Accommodations; Professionalism Day Planning Committee

Advisor: Black Law Students Association (2010 – present); 8% Organization (2022 – present)

Advisor: Widener Journal of Law, Economics and Race (2010 – 2015)

Chair, Association of American Law Schools (AALS) Committee on the Recruitment and Retention of Faculty and Students of Color, January 2013 – January 2014

THE DEPAUL UNIVERSITY COLLEGE OF LAW (Chicago, IL)

Visiting Professor (August 2002 - July 2003)

Courses taught: Property, Environmental Law Seminar, Land Use Planning

LOUIS D. BRANDEIS SCHOOL OF LAW AT THE UNIVERSITY OF LOUISVILLE (Louisville, KY)

Professor of Law (2002 - 2004)

Associate Professor (1997 - 2002)

Assistant Professor (1993 - 1997)

Courses taught: Property I, Property II, Environmental Law, Land Use Law Seminar, Torts II, Basic Legal Skills, Writing Component of the Summer Enrichment Program

Co-Chair: Mid-Atlantic People of Color Scholarship Conference (1997)

University Committees: University Faculty Grievance Committee (2001 -2002); Multicultural Center Advisory Committee (2000 - 2002); Women's Center Advisory Council (1995 - 1997); Chair, Center for Environmental Law, Kentucky Institute for the Environment and Sustainable Development (1998 - 2002); Faculty Participant, International Service Learning Project, Dangriga, Belize (March 2000)

Law School Committees: Chair, Regulatory Law and Policy Program (2000 - 2002); Part-Time Division Study Committee (2001 - 2002); Probation and Reinstatement (1994 - 2002); Dean's Search Committee (1999 - 2000); Writing Faculty Hiring Committee (1999 - 2000); Skills Instruction (1997-2000) ;Economic Welfare (1996 - 1999); Academic Support Screening (1996 - 1997); Student Development and Academic and Support (1994 - 1996);

Advisor: Environmental Law Moot Court Team (1994 - 2002)

Honors: 2000 Law Alumni Association Excellence in Teaching Award; 2000 Ann Oldfather Fellowship Award; 1998 Barbara Lewis Fellowship Award for Teaching

HOWARD UNIVERSITY SCHOOL OF LAW (Washington, D.C.)

Instructor (1990 - 1993)

Courses taught: Legal Writing, Research, and Analysis Advanced Legal Writing

Presented workshops for the Howard Law Journal on "The Substantive Read of an Article" (September 29, 1992) and on "How to Write on to Journal" (April 21, 1993). Presented seminars for the Office of Career Services on "Writing in a Summer Associate Position" (April 8, 1992, and March 24, 1993). Presented faculty forum entitled "The Constitutionality of Inclusionary Zoning: Affordable Housing and the Takings Clause" (October 29, 1992)

PRACTICE EXPERIENCE

OFFICE OF ECONOMIC AND TAX POLICY

D.C. DEPARTMENT OF FINANCE AND REVENUE (Washington, D.C.)

Financial Economist (May 1989 - June 1990)

Developed legislation and policy on professional services sales tax. Revised District of Columbia sales and use tax regulations. Advised Department officials and auditors on application of sales and use tax statutes and regulations. Monitored changes to federal tax laws affecting District tax statutes. Received Associate Director's Award for Outstanding Performance.

OFFICE OF PROGRAM ENFORCEMENT (Washington, D.C.)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Attorney (October 1984 - August 1987, Summer 1988)

Drafted pleadings, settlement arrangements, and memoranda of law to be filed in pending or proposed cases. Advised Department officials on policy implications of litigation. Represented the Department in suspension and debarment hearings. Also represented the Department in salary and I.R.S. tax refund offset cases involving claims collection for Title I loans.

NATIONAL ASSOCIATION OF HOME BUILDERS (Washington, D.C.)

Law Clerk (May 1983 - May 1984)

Assisted association members with legal problems involving housing and construction law and zoning administration. Prepared memorandum and state-by-state compendium on implied warranties for the sale of homes. Prepared memorandum on inclusionary housing.

EDUCATION

GEORGE WASHINGTON UNIVERSITY Washington, D.C.

NATIONAL LAW CENTER

LL.M. in Land Use Management and Control awarded in February 1992

Honors: Teaching Fellowship (1987 - 89)

GEORGETOWN UNIVERSITY LAW CENTER Washington, D.C.

J.D. awarded in May 1984

Honors: Law Fellow in Legal Writing and Research

Clark Foundation Scholarship

Activities: Street Law Clinic

SMITH COLLEGE Northampton, MA

A.B. in Economics awarded in May 1981

Honors: Georgia-Pacific Foundation Scholarship

Activities: President, Student Government Association

Director, Bridge Minority Freshman Orientation Program

Member, Board of Trustees (1981 -1983)

PUBLICATIONS

A Different Kind of Landlord, JOTWELL, September 26, 2023 (reviewing Brandon M. Weiss, *Corporate Consolidation of Rental Housing & The Case for National Rent Stabilization*, 101 Wash. U. L.R. __ (forthcoming, 2023), available at SSRN (May 27, 2023)), <https://property.jotwell.com/a-different-kind-of-landlord/>.

Illustrating Rent: Why Is the Tenant Falling?, JOTWELL, October 21, 2022 (reviewing Sarah Schindler & Kellen Zale, *The Anti-Tenancy Doctrine*, 171 U. PA. L. REV. (2023)), <https://property.jotwell.com/illustrating-rent-why-is-the-tenant-falling/>.

Justice, Just Us, and Housing Policy: A Call for Correction, JOTWELL, January 25, 2022 (reviewing Rachel D. Godsil and Sarah E. Waldeck, *Home Equity: Rethinking Race and Federal Housing Policy*, 98 DENV. L. REV. 523 (2021)), <https://property.jotwell.com/justice-just-us-and-housing-policy-a-call-for-correction/>.

& Carol Necole Brown, *Post-Katrina Rebuilding as an Opportunity for a New Conversation: Dispossession as a Property Concept*, 40 FORDHAM URB. L.J. CITY SQUARE 1 (2012), <http://urbanlawjournal.com/?p=882>.

& Carol Necole Brown, *Rethinking Adverse Possession: An Essay on Ownership and Possession*, 60 SYRACUSE L. REV. 583 (2010).& Carol Necole Brown, *The Houses That Eminent Domain and Housing Tax Credits Built: Imagining a Better New Orleans*, 34 FORD. URB. L.J. 689 (2007), reprinted in 16 J. AFFORDABLE HOUSING & COMMUNITY DEV. L. 377 (2007).

Exploring the Complexities of Environmental Justice, WIDENER SCH. L. MAG., Fall 2005, at 8.

Sustaining Urban Green Spaces: Can Public Parks Be Protected Under the Public Trust Doctrine? 10 S.C. ENVTL. L.J. 23 (2002).

CAFOs as Neighbors: An Analysis of Kentucky Nuisance Law and Agricultural Operations, 5 SUSTAIN 14 (2001).

When Daylight Reveals Neighborhood Nightmares: The Duty of Builders and Developers to Disclose Off-Site Environmental Conditions, 12 J. NAT. RESOURCES & ENVTL. L. 1 (1997).

The Fight for Environmental Justice: Is the Courthouse the Appropriate Battleground?, 1 PUB. INT. L. REP. 17 (1996).

The Anticipatory Nuisance Doctrine: One Common Law Theory for Use in Environmental Justice Cases, 19 WM. & MARY ENVTL. L. & POL'Y REV. 223 (1995).

The Need for Affordable Housing: The Constitutional Viability of Inclusionary Zoning, 26 J. MARSHALL L. REV. 75 (1992).

BAR MEMBERSHIPS

District of Columbia Bar - Admitted 1989
Maryland State Bar - Admitted 1985

SELECTED PRESENTATIONS

Panelist for DLS and Student Organizations:

- How to Prepare for Mid-Terms – Real Estate Student Association, October 2, 2023
- Women in the Law – 8% Organization, March 30, 2023
- Journey to Law School – Office of Admissions Faculty Panel, March 24, 2023
- Lunch and Learn: Trust and Estates – Real Estate Student Association, February 23, 2023
- What Black History Means to Me – DLS Diversity Office, February 23, 2023
- DEI in the Classroom: A Journey – Faculty presentation, March 23, 2021
- Succeeding in Law School – First Generation Law Association, April 2, 2019

Media – Quoted about adverse possession in “How a Neighbor with a Goat Pen Took this Delaware Beach,” The News Journal, March 6, 2023. Also quoted in “Man Loses Delaware Property to Neighbor Over Squatter’s Rights,” NYPost, March 7, 2023.

Presenter – How To Write An Essay: Finding Your Voice, Achievers Program, February 2010 to 2022.

Presenter – Introduction to Graded Assessments in Law School, DLS Orientation, August 2018 to August 2023.

Presenter – “Dispossession as a Property Doctrine,” Lutie A. Lytle Black Women Law Faculty Workshop., held at University of Iowa College of Law, July 7-9, 2016

Media – Quoted about adverse possession in “Who Owns the Land? The Answer Wasn’t Clear,” The News Journal, April 26, 2015

Presenter – AALS Workshop for New Law Teachers – June 21 – 23, 2012; June 20 – 22, 2013.

Presenter – AALS Workshop for Pretenured People of Color Law School Teachers – June 18, 2009, June 17, 2010, and June 26, 2011.

Panelist – Current State of the Real Estate Market – Symposium on Law and The Financial Crisis – Syracuse University School of Law. April 17, 2010.

Presenter – Teaching Strategies to Success for Minority Teachers – AALS Workshop on Thriving and Surviving the Academy: Concrete Steps for People of Color and Their Law Schools. June 28, 2007.

Presenter (with Carol Brown) – “The Houses that Eminent Domain and Housing Tax Credits Built: Imagining a Better New Orleans.” Third Annual Property, Citizenship, and Social Entrepreneurism Meeting sponsored by the Syracuse University College of Law. Washington, D.C. November 10, 2006.

Panelist - “Evaluating Teaching.” Mid-Atlantic People of Color Scholarship Conference 2006 Annual Meeting. Washington College of Law at the American University. January 27, 2006.

Presenter - “The Concept of ‘Home’ in Property Law.” Faculty Development Event. Widener University School of Law (Delaware Campus). February 8, 2005.

Panelist - “Class and Land Use.” The 2004 SALT Teaching Conference on Class in the Classroom. William S. Boyd School of Law, University of Nevada, Las Vegas. October 15, 2004.

Presenter - Work in Progress. “Housing Issues for Victims of Domestic Violence.” Mid-Atlantic People of Color Scholarship Conference 2004 Annual Meeting. University of Baltimore School of Law. January 30, 2004.

Panelist - “Tenure Strategies.” Fourteenth Annual Meeting of the Mid-Western People of Color Legal Scholarship Conference. Cleveland State University School of Law. October 11, 2003.

Speaker - “Take Back the Law: Housing Issues for Victims of Domestic Violence.” Women’s Health and the Law Seminar sponsored by the DePaul Women’s Law Caucus. November 19, 2002.

Presenter - “Women, Housing, and Domestic Violence.” Panel on Legal, Ethical and Social Challenges in Urban Health: A Global Dialogue. Urban Health and Race Law Conference sponsored by the DePaul Health Law Institute. April 5, 2002.

Guest Lecturer in Property and Environmental Law - University of Natal, Pietermaritzburg, South Africa. May 2000.

Lecturer - “Regulating and Remediating Environmental Harm: A Statutory Matrix.” Interdisciplinary Frameworks in Environmental Education, Policy and Management Seminar sponsored by the Kentucky Institute for the Environment and Sustainable Development. September 2000, September 1999, and September 1998.

Presenter - “Ethical Issues in the Practice of Environmental Law.” Seminar sponsored by the Louisville Bar Association Environmental Law Section. May 20, 1997.

Presenter - “Environmental Justice and the Law.” Environmental Law Seminar sponsored by the Louisville Bar Association. June 26, 1996 and June 28, 1995.

Panelist - “Judicial Responses to Environmental Inequity.” Environmental Justice - Participatory Solutions to Problems of Inequity. Regional Forum on Partnerships for Sustainable Development sponsored by the Kentucky Institute for the Environment & Sustainable Development and the Global Tomorrow Coalition. May 10, 1995.

COMMUNITY ASSOCIATIONS

Executive Committee Member, Friends of the Smith College Libraries, April 2018 - present

Director, Board of Directors, The Achievers Program, Inc. (Delaware), 2010 – present
Financial Secretary, 2011 – 2015

Director, Board of Directors, Preservation Delaware, October 2023 - present

Director, Alumnae Association of Smith College (AASC)
Vice-President, Board of Directors, April 2014 – May 2018
Medal Committee, 2007 - 2010
Member, Common Ground Alumnae Committee, 2004 - 2006
Board of Counselors' Diversity Committee, 2002 - 2004
Nominating Committee for the Board of Directors, May 1997 - April 2000
(Vice-Chair, 1999 - 2000)
National Alumnae Admissions Committee, May 1992 - 1993
Chair for District of Columbia Schools, Alumnae Admissions Committee for the Smith College
Club of Washington, 1988 - 1991
Board of Directors, Smith College Club of Washington, 1988 - 1991
Reader, Ketcham Read-A-Loud Program, Washington, D.C., 1989 - 1991

Director, Board of Directors, Serviam Girls Academy (Delaware), 2012 – 2015

Director, Board of Directors, ACLU of Delaware, June 2005 – May 2014
Chair, Executive Director Search Committee, 2010

Director, Board of Directors, Delaware Housing Coalition, 2009 - 2012

Delegation Advisor, YMCA of Delaware Youth in Government Mock Legislative Program, 2003 - 2010

Director, Planned Parenthood of Delaware Board of Directors, January 2006 – May 2007

Commissioner, Kentucky Environmental Quality Commission, June 1999 - January 2003

Director, Board of Directors, ACLU of Kentucky, March 2001 - July 2003
Member, Advisory Committee of the Reproductive Freedom Project of the ACLU of Kentucky,
2000 - 2003