# TABLE OF CONTENTS

## ARTICLES

**Subdivision Improvement Requirements and Guarantees: A Primer** ......... Michael M. Shultz 3  
Richard Kelley

**The Elmwood Experiment: The Use of Commercial Rent Stabilization to Preserve a Diverse Neighborhood Shopping District** ......................... W. Dennis Keating 107

**Gentrification, Abandonment, and Displacement: Connections, Causes, and Policy Responses in New York City** ..... Peter Marcuse 195

**Interpreting Gentrification Case Studies: A Perspective** .............. Roger Montgomery 241

## NOTES

**Teacher Competency Testing and Merit Pay Proposals Under the Equal Protection Clause and Title VII** ............... Elizabeth M. Bagdon 251

**Consumer Remedies for Defective Computer Software** ............. Kevin P. Cronin 273
LONG-TERM LIABILITY FOR HAZARDOUS
WASTE INDUCED INJURY IN MISSOURI:
LATENT HARM SUFFERERS BEWARE .... Thomas J. Martin 299

STATUTES PROHIBITING COST RECOVERY
FOR CANCELLED NUCLEAR POWER PLANTS:
CONSTITUTIONAL? PRO-CONSUMER? ... Constance A. Olson 345

COMMENTS

A NEW DEFERENCE TOWARDS EXCLUSIONARY ZONING IN
PENNSYLVANIA: APPEAL OF M.A. KRAVITZ CO. ............ 381

BENIGN RACIAL QUOTAS IN PUBLIC HOUSING: BURNEY V.
HOUSING AUTHORITY OF THE COUNTY OF BEAVER ............ 397

IMPLEMENTING EQUALITY IN EMPLOYEE PENSION PLANS
UNDER TITLE VII: ARIZONA GOVERNING COMMITTEE FOR
TAX DEFERRED ANNUITY AND DEFERRED COMPENSATION
PLANS V. NORRIS ............................................... 411

RESIDENCY REQUIREMENTS FOR MUNICIPALLY-FINANCED
CONSTRUCTION CONTRACTS AND THE DORMANT
COMMERCE POWER: WHITE V. MASSACHUSETTS COUNCIL
OF CONSTRUCTION EMPLOYERS ............................ 429
RECENT DEVELOPMENT

THE CHANGING LANDSCAPE OF FEDERALISM: THE SUPREME COURT REJECTS NATIONAL LEAGUE OF CITIES AND AFFIRMATIVE STATE RIGHTS IN GARCIA V. SAN ANTONIO METROPOLITAN TRANSIT AUTHORITY ...................... 445

Copyright © 1985 by Washington University. Published semi-annually by the Students of the Washington University School of Law, St. Louis, Missouri 63130. Library of Congress Card Number 78-1667. ISSN 8756-0801. Printed at Joe Christensen, Inc., Lincoln, Nebraska 68521. Second-class postage paid at St. Louis, Missouri.

Subscription price: $8.50 per volume. If the subscription is to be discontinued at the end of a volume year, notice to that effect should be sent to the JOURNAL; otherwise the subscription will be renewed automatically. Send change of address to the JOURNAL at least 30 days before the date of the issue for which it is to take effect. Complete sets, individual volumes, and single issues prior to the current volume may be obtained from William S. Hein & Co., Inc., 1285 Main Street, Buffalo, New York 14209.

The JOURNAL welcomes the submission of unsolicited manuscripts. We regret that only upon receipt of the correct amount for postage and handling can we return such manuscripts.

Please address all correspondence to the WASHINGTON UNIVERSITY JOURNAL OF URBAN AND CONTEMPORARY LAW, Washington University School of Law, St. Louis, Missouri 63130. Phone: (314) 889-6436.

This Volume Is Dedicated to Mrs. Gertrude Koch

Who faithfully served as secretary of the Journal of Urban and Contemporary Law from its inception in 1968 as the Urban Law Annual until her retirement in 1985. On behalf of all who have worked with Mrs. Koch over the years on this publication, we thank her for her loyal and loving efforts.