



Helping National Nonprofits Improve Quality of Life in Low-Income Communities Around the U.S.

NEW YORK'S NONPROFIT SECTOR is a vibrant source of innovation. Many nonprofit organizations assist local communities and neighborhoods within the City's five boroughs while creating a national presence through expansion, advocacy, affiliates, or creative ideas that are replicated around the country. Lawyers Alliance for New York helps such organizations reach their full potential, with legal work and a perspective that is national in scope, but aimed at supporting meaningful programs bettering the lives of low-income New Yorkers.

Lawyers Alliance offers nonprofit organizations access to high quality business and transactional legal services from both its own staff attorneys and a network of pro bono attorneys from more than 100 of the country's leading law firms and corporate legal departments. These volunteer institutions collectively have offices in 119 cities in 40 states.

Lawyers Alliance staff and volunteer attorneys are often able to help with legal matters that arise among organizations with a multistate or national presence such as:

- Determining the appropriate corporate structure for any replication or expansion plans
- Establishing and managing affiliate relationships
- Filing a federal group tax exemption
- Protecting intellectual property across a wide geographic area
- Complying with charitable solicitation rules for multistate and Internet fundraising
- Reviewing contracts and subcontracts with vendors

continued on page six



Photo: Mark Andrews

Lawyers Alliance client Dress for Success Worldwide provides disadvantaged women entering the workforce with professional attire, interview counseling, and career development support.



INSIDE

Business Law & Leadership Gala
also:

Housing Development Is a Priority

Alumni Profile: Cynthia Shoss

New Staff at Lawyers Alliance

Affordable Housing Development Is a Priority at Lawyers Alliance

Affordable housing projects are reaching fruition with the aid of low-income housing tax credits and government funded loans

One of the greatest endorsements for the work Lawyers Alliance staff and volunteers perform is the number of clients that return to us for legal assistance year after year. Community Access, Inc. has been a wonderful example of that loyalty, using our in-house and pro bono services since 1983 on a variety of projects, including governance issues, business ventures, property acquisitions, commercial leases, housing development, joint ventures, and, when needed, dissolutions of affiliates.

Community Access, Inc. was founded in New York State in 1974 in response to the mass release of patients from psychiatric institutions. The founders mobilized to help these former patients to find housing and jobs and rebuild social ties in a humane attempt to restore stability to their lives. The organization currently serves approximately 1,600 consumers by providing social services, transitional and permanent housing, peer-to-peer counseling and job-training services.

While sectors of the New York real estate market continue to wrestle with the effects of the recent downturn, affordable housing projects are reaching fruition with the aid of low-income housing tax credits and government funded loans.

In 2007 Lawyers Alliance pro bono lawyers and staff began helping Community Access with the development of a new permanent housing facility on Vyse Avenue in the Bronx. With the help of volunteer attorney **Lester Bliwise**, then of Sutherland Asbill and now at Seyfarth Shaw LLP, they negotiated a contract of sale signed in January 2008 and acquired a parcel of real estate. The closing on the purchase took place in October that same year.



The project, which was designed by SLCE Architects LLP, will house individuals diagnosed with serious mental illness. Mega Contracting Group LLC is the general contractor. Funding for the 64-unit project with a \$15.2 million development budget was provided through a low-income housing tax credit investment of \$3,750,939 syndicated through the National Equity Fund and a \$10.3 million mortgage loan from the Dormitory Authority of the State of New York. An additional grant for program costs of \$250,000 was provided by the New York State Office of Mental Health. A contract with the New York State Office of Mental Health will cover operating costs and the costs for the social service staff.

Through our Pro Bono Housing Works program, which allows our volunteers to participate in discrete phases of a housing project, Lawyers Alliance enlisted the help of volunteers from Skadden, Arps, Slate, Meagher & Flom LLP to provide legal assistance during the financing phase. Associates **Peter DiConza**, formerly of Skadden and now at Citi, and **Sara Saylor** assisted in the negotiation of the limited partnership agreement with the National Equity Fund.

Co-counseling on the project from Lawyers Alliance were an in-house volunteer, **Max Von Hollweg**, and Senior Staff Attorney **Hedwig O'Hara**. Dewey Fellow **Tim Knox** (*see sidebar, facing page*) assisted throughout the pre-closing and at the closing on the financing that took place on December 21, 2010. Construction is expected to be complete in the winter of 2011-2012.

Housing projects like these are a mainstay at Lawyers Alliance. They allow our volunteers to participate in sophisticated transactional work while providing expert legal services that furthers the work and mission of our nonprofit clients. For more information on getting involved in one of our affordable housing projects, contact Hedwig O'Hara at hohara@lawyersalliance.org or (212) 219-1800 ext. 226.

Shown in an architect's rendering, Community Access, Inc. is developing 64 units of housing for individuals with serious mental illness.

New York Community Trust Makes Services Available

In a time of unprecedented cuts to government funding for nonprofit agencies, New York Community Trust is responding with support for an innovative collaboration between Lawyers Alliance, Cause Effective, and Nonprofit Finance Fund. The financial, fundraising, and legal services offered under the Collaboration are designed to deliver coordinated and targeted technical assistance, enabling key safety net organizations to weather the economic downturn and adjust to the new reality. The Collaboration will:

- Advise management and Board members of leading human services organizations on matters of greatest concern heading into a period of impending government funding cuts and anticipated payment delays;
- Identify any other critical matters that jeopardize the immediate or long-term sustainability of these organizations; and

- Develop strategies to address these matters and guide their implementation.

The unique combination of services encompassed by the Collaboration represents a powerful looking glass through which human service agencies can analyze their problems from both an immediate and a systems perspective. By so doing, they can thoughtfully steer their finances and programs through challenging times into a stable and successful future.

Legal services are available to organizations for both emergency support and in-depth representation. Priority will be given to current and recent grantees of the New York Community Trust. For additional information please contact Staff Attorney **Elizabeth Perez** at eperez@lawyersalliance.org or (212) 219-1800 ext. 232.

Lawyers Alliance Staff

Deborah Bander
*Skadden Extern
Staff Attorney*

Avie Bertaccini
*Program Associate for
Client Relations*

Jolynda Burton
Pro Bono Manager

Erika Byrnes
Director of Development

Carolyn Canahuate
Office Administrator

Ciarra Chavarria
*Dewey Extern
Staff Attorney*

Emily Crossan
*Marketing & Communications
Coordinator*

Sean Delany
Executive Director

Lindsay Dunn
*Cleary Extern
Staff Attorney*

Elizabeth M. Guggenheimer
Deputy Executive Director

Douglas Kato
*Director of Finance &
Administration*

Tim Knox
*Dewey Fellow
Staff Attorney*

Lemont Leige
*Senior Development
Coordinator*

Linda S. Manley
Legal Director

Mireille Martineau
Program Associate for Pro Bono

Kira Mineroff
*DLA Piper Fellow
Staff Attorney*

Judith Moldover
Senior Staff Attorney

Hedwig O'Hara
Senior Staff Attorney

Elizabeth Perez
Staff Attorney

Aaron Perlson
Information Systems Manager

Faraz Rana
*Weil Extern
Staff Attorney*

Carlina Rivera
*Administrative & Program
Assistant*

Neil Stevenson
Senior Staff Attorney

Firm-Sponsored Externships & Fellowships Reinforce Lawyers Alliance Programs

Lawyers Alliance benefits greatly from law firms, such as Dewey & LeBoeuf LLP, that sponsor ongoing externship programs and one-year associate fellowships. Also sponsoring externships at Lawyers Alliance are: Cleary Gottlieb Steen & Hamilton LLP, which created the first externship in 1989; Skadden, Arps, Slate, Meagher & Flom LLP, which joined in 1999; and Weil, Gotshal & Manges LLP, which also joined in 1999.

André Warner is an associate in Dewey & LeBoeuf's Real Estate practice group, with experience representing for-profit and nonprofit clients in a wide variety of real estate transactions. "I participated in this four month externship program to broaden my legal expertise and develop a facility for advising nonprofits and cultural institutions," says Mr. Warner. While at Lawyers Alliance between January and May 2011, he worked on a variety of projects, but focused on four matters with El Barrio's Operation Fight-back, which provides affordable housing to low-income residents in East Harlem.

Tim Knox came to Lawyers Alliance in September 2010 through a one-year public interest fellowship program organized by Dewey & LeBoeuf. "I was



Photo: Ben Russell

André Warner and Tim Knox

interested in Lawyers Alliance mainly because of its focus on transactional legal work for nonprofits, and during my time here I have had the opportunity to work on several complex affordable housing projects," says Mr. Knox. He has been involved in a \$6.3 million bond-financed supportive housing project for the Goddard Riverside Community Center, which included financing from the New York State Office of Mental Health.

Lawyers Alliance Celebrates Lawyers, Nonprofits, and Communities



Lawyers Alliance Executive Director Sean Delany

On May 18, 2011, nearly 400 leaders from the legal, financial, and nonprofit sectors gathered at Gotham Hall in Manhattan for Lawyers Alliance's 2011 Business Law & Leadership Gala, celebrating the partnership between lawyers and nonprofits and their power to transform New York City communities. The event raised more than \$535,000 for Lawyers Alliance programs and services.

Jon Eric Hilsenrath, Chief Economic Correspondent, *The Wall Street Journal*, served as Master of Ceremonies. The event provided an overview on Lawyers Alliance's services for New York nonprofits during a program slideshow of client photographs, which featured several successful nonprofit client projects from the past year, along with the outstanding pro bono attorneys who assisted them.

This year's distinguished honorees are:

Louise M. Parent, *Executive Vice President and General Counsel, American Express Company*. American Express recognizes the importance of good corporate citizenship and seeks to be a good corporate citizen in the communities in which it conducts business. To support this objective, American Express encourages its employees to perform volunteer services. Under Ms. Parent's leadership, and in support of the company's Blue Box value of Good Citizenship, it is the policy of the American Express General Counsel's Office to encourage the pro bono activities of its lawyers, legal managers and support staff. In April 2005, the General Counsel's Office began a formalized pro bono program by creating a Pro Bono Committee dedicated to facilitating pro bono services. Since then, members of the General Counsel's Office have partnered with Lawyers Alliance and other organizations to provide meaningful pro bono opportunities for employees and positively impact neighborhoods in New York City and beyond.

Deirdre Stanley, *Executive Vice President and General Counsel, Thomson Reuters*. At Thomson Reuters, Ms. Stanley has made commitment to community service a priority. She supports local nonprofit causes including the Girl Scouts Council of Greater New York, and global pro bono legal efforts such as the Thomson Reuters Foundation's TrustLaw Connect. TrustLaw Connect is a free, online platform launched to help nongovernmental

BUSINESS LAW & LEADERSHIP GALA



Gala attendees from Arnold & Porter LLP (left to right), Louis Ederer, Lawyers Alliance Board member; Christine Rogers, former Lawyers Alliance Board Chair; and John Willett, former Managing Partner of the firm.

A group of Lawyers Alliance Board members at the Gala.



at Business Law & Leadership Gala

organizations (“NGOs”) around the world access legal assistance from private sector lawyers seeking to engage in high impact pro bono work. It also provides news and information on anti-corruption issues, good governance, and women’s rights. TrustLaw offers lawyers and NGOs an easy way to connect with other NGOs, government agencies, and social entrepreneurs. Services include: legal research and drafting documents, advice on intellectual property, governance structures, partnership arrangements, contracts and funding arrangements, and counsel on real estate, employment, and changes in law. More than 100 law firms and corporate legal departments worldwide are currently TrustLaw members, including 23 within Lawyers Alliance’s volunteer network.

Clifford N. Rosenthal, *President and CEO, the National Federation of Community Development Credit Unions*. Established in 1974 by a coalition of credit union leaders dedicated to revitalizing low-income communities, the Federation advocates for and provides financial, technical, and human resources to community development credit unions (“CDCUs”). In the mid-1980s, Mr. Rosenthal called for the creation of a National Neighborhood Banking Corporation, which was a pivotal first step in a campaign that ultimately resulted in the 1994 establishment of the U.S. Treasury Department’s Community Development Financial Institutions (CDFI) Fund. In 2009 and 2010, the Federation and its allies in the CDFI movement worked with the U.S. Department of Treasury to create the Community Development Capital Initiative (CDCI) to invest capital in financial institutions serving low-income communities. The Federation partnered with Lawyers Alliance to pair 45 CDCUs with pro bono counsel from 15 law firms, which enabled these institutions to close on approximately \$70 million in CDCI loans.

According to Lawyers Alliance Board Chair **Thomas H. Kennedy**, “No other event in New York City draws together a more extraordinary mix of nonprofit leaders and business and transactional lawyers. Lawyers Alliance is now serving more nonprofit organizations, on more legal projects, with the assistance of more pro bono attorneys than ever before. I was thrilled to participate in this year’s event, as I deeply value the talents and expertise of the Lawyers Alliance staff and its committed volunteer network as well as the leadership and impact of this year’s honorees.”



Jon Eric Hilsenrath, Chief Economic Correspondent at *The Wall Street Journal*, was the evening’s Master of Ceremonies.



Mary McCallum (left), Fidelis Federal Credit Union and **Erin Burns-Maine**, Women’s Housing and Economic Development Corporation



(left to right) Lawyers Alliance Board Chair **Thomas H. Kennedy**, Skadden, Arps, Slate, Meagher & Flom LLP, with the evening’s honorees: **Deirdre Stanley**, Thomson Reuters; **Clifford N. Rosenthal**, National Federation of Community Development Credit Unions; and **Louise M. Parent**, American Express Company.

National Nonprofits Improve Quality of Life

continued from page one

Recent representative cases include:

Contract Negotiations

Fair Mortgage Collaborative (FMC) is committed to educating the public about loans and providing low-income and minority homebuyers access to suitable mortgages. FMC is based in New York City (NYC) and has an impact on lending practices nationwide. Lawyers Alliance staff and pro bono counsel assisted FMC with drafting a contract with lending organizations as part of its new loan certification system, allowing FMC to ensure such lenders meet the set of fair lending standards it has established.

Corporate Structuring and Intellectual Property

Dress for Success Worldwide provides disadvantaged women entering the workforce with professional attire, interview counseling, and career development support. Dress for Success is based in NYC with independent affiliates nation- and worldwide. Lawyers Alliance staff and pro bono counsel have advised Dress for Success on affiliate agreements and structures, licensing, and trademark protection.

Member Services

National Federation of Community Development Credit Unions (the Federation) works with low-income designated community development credit unions that serve low-income, urban, and rural communities by providing training, management,

technical support, capital, and regulatory advocacy. (See separate Gala article, page four, recognizing the Federation's executive director **Cliff Rosenthal**.) It is headquartered in NYC and has offices in multiple states. Last fall, Lawyers Alliance tapped its national network, arranging for pro bono counsel from 15 law firms to help 45 of the Federation's members from around the country close on millions of dollars of loans from the U.S. Treasury Department CDFI Fund.

Employment

Pajama Program provides new pajamas and books to children in need, many of whom are waiting to be adopted. The organization is headquartered in NYC and has chapters nationwide and affiliates internationally. Lawyers Alliance staff and pro bono counsel helped the Pajama Program update its employee handbook and create volunteer policies.

In addition to Lawyers Alliance's New York and national law firm contacts, it coordinates with business law pro bono providers serving urban areas such as Austin, Atlanta, Baltimore, Boston, Chicago, Detroit, Hartford, Los Angeles, Newark, Philadelphia, and San Francisco.

For more information about connecting national nonprofits, lawyers and communities, please contact Deputy Executive Director **Elizabeth Guggenheimer** at (212) 219-1800 ext. 231 or Staff Attorney **Kira Mineroff** at ext. 272.



Pajama Program provides new pajamas and books to children in need, many of whom are waiting to be adopted.

Lawyers Alliance Board of Directors

Thomas H. Kennedy (Chair)
Skadden, Arps, Slate, Meagher & Flom LLP

John D. Lobrano (Vice Chair)
Simpson Thacher & Bartlett LLP

William F. Lloyd (Treasurer)
Deloitte LLP

Patricia A. Sampson (Secretary)
BNY Mellon

Joshua Berick
Linklaters LLP

Susan Berkwitz
Winston & Strawn LLP

Ezra Borut
Debevoise & Plimpton LLP

Ariel J. Deckelbaum
Paul, Weiss, Rifkind, Wharton & Garrison LLP

Mike Delikat
Orrick, Herrington & Sutcliffe LLP

Colin J. Diamond
White & Case LLP

Blair M. Duncan
Upper Manhattan Empowerment Zone Development Corporation

Louis S. Ederer
Arnold & Porter LLP

Elizabeth H. Evans
Jones Day

David J. Gilberg
Sullivan & Cromwell LLP

Edward F. Greene
Cleary Gottlieb Steen & Hamilton LLP

Celayne G. Hill
Local Initiatives Support Corporation

Mark Hoenig
Weil, Gotshal & Manges LLP

Brian Krisberg
Sidley Austin LLP

Leor Landa
Davis Polk & Wardwell LLP

Clare O'Brien
Shearman & Sterling LLP

Gregory K. Palm
The Goldman Sachs Group, Inc.

Neil Radey
Credit Suisse

Ira I. Roxland
SNR Denton

Stuart M. Saft
Dewey & LeBoeuf LLP

Alumni Profile: Cynthia R. Shoss

Before Cynthia was a Lawyers Alliance Board member, she was one of our pro bono volunteers. With a team of attorneys from her firm, she advised Child Care, Inc. on a proposal with the Local Initiatives Support Corporation and the New York City Human Resources Administration to create new child care centers as part of a citywide economic development plan.

In 1993, Cynthia was recruited to the Lawyers Alliance Board by Steve Cooke, who was then General Counsel of AMBAC Assurance Corporation and a client of LeBoeuf. Cynthia had recently become the partner in charge of pro bono at LeBoeuf. “My focus in that role at the firm was to increase pro bono opportunities for transactional lawyers,” she said, “and working closely with Lawyers Alliance was a key part of that strategy.”

Cynthia went on to serve as Lawyers Alliance Board Chair from 1995-97. As she said of her tenure, “We continued our outreach to corporate law departments, including by pairing them with law firms for pro bono projects. We launched the first client satisfaction survey, which surveyed both pro bono clients and law firm lawyers. We also held the first gala, at the United Nations, honoring Dick Jenrette of The Equitable, Carol Bellamy of UNICEF (a founder of Lawyers Alliance), and Ralph Dickerson of The United Way. Sam Waterston was Master of Ceremonies.”

When Cynthia rotated off the Board in 1997, she and Steve Cooke served as founding Board members of Power of Attorney (POA). POA was created by former Lawyers Alliance Executive Director Allen Bromberger and funded by The Atlantic Philanthropies. Its mission was to develop and fund promising organizations engaged in transactional pro bono services across the country, based on the Lawyers Alliance model.

Ten years later, in Spring 2007, Cynthia developed a Lawyers Alliance externship for her firm. Now Dewey & LeBoeuf associates work at Lawyers Alliance full-time in four-month rotations.

“Externships provide an excellent way for associates to give back to those in need while developing critical legal and client relationship skills. While my firm had long offered litigation externships, this was the first time our transactional attorneys could also take advantage of such a fantastic opportunity.”

The current Dewey & LeBoeuf extern is Ciarra Chavarria, a corporate associate, who in May succeeded André Warner, one of the firm’s real estate associates. Dewey & LeBoeuf is also sponsoring a full-time community service fellow at Lawyers Alliance, Timothy Knox, before he joins Dewey & LeBoeuf as an associate later this year (*see sidebar on page three*).

A year later, in Fall 2008, Dewey & LeBoeuf received our Cornerstone Award for outstanding pro bono legal service, having partnered with Lawyers Alliance on 37 legal matters in the prior year. Cynthia accepted the award on behalf of the firm.

Lawyers Alliance has greatly benefited from Cynthia’s personal generosity and visionary leadership, and we continue the important work of expanding the New York and national field of transactional pro bono services for nonprofit organizations serving low-income communities.



Cynthia R. Shoss

About Cynthia

Employment includes:

- › Cynthia is a senior partner and Co-Chair of Dewey & LeBoeuf’s Insurance Regulatory Department. She was the Managing Partner of the firm’s London office from 1987-1989. She also chaired the firm’s pro bono practice for a decade. She began her legal career clerking at the Louisiana Supreme Court.

Current activities include Member of:

- › Board of Overseers and Executive Committee of The School of Risk Management, Insurance and Actuarial Science of The Peter J. Tobin College of Business of St. John’s University
- › Board of Directors (Chair), Economic Mobility Corporation (a Lawyers Alliance client)
- › Board of Directors, Insurance Industry Charitable Foundation
- › Board of Governors, Association of Life Insurance Counsel
- › International Insurance Society

Graduate of:

- › New York University School of Law, LLM/Taxation
- › Tulane Law School, JD
- › Newcomb College of Tulane University, BA

Help us build our archive and alumni database. Send your experiences with the Council of New York Law Associates or Lawyers Alliance for New York to Development Director Erika Byrnes at ebyrnes@lawyersalliance.org.

New Staff at Lawyers Alliance



Carolyn Canahuate, *Office Administrator*, supports all aspects of Lawyers Alliance’s office facility and administrative functions. Prior to joining the organization, Ms. Canahuate was the project manager for schools in the Northeast and New York City region for Kaplan’s K-12 division. She graduated with a B.A. from Baruch College.

Emily Crossan, *Marketing & Communications Coordinator*, works to reinforce Lawyers Alliance’s reputation among nonprofit clients, volunteer attorneys, and communities served. Ms. Crossan has worked in communications at a number of nonprofit organizations, including The Children’s Aid Society and Child Care Action Campaign. She received her B.A. from the Fashion Institute of Technology.

Carlina Rivera, *Administrative & Program Assistant*, provides support for Lawyers Alliance’s program and administrative functions. Before joining Lawyers Alliance, Ms. Rivera was the manager of New York City Public School Programs for Kaplan’s K-12 division. She received her B.A. from Marist College.

Lawyers Alliance is pleased to welcome new staff members
(l to r) Emily Crossan, Carolyn Canahuate, and Carlina Rivera

PRESORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
PERMIT #1818
NEW BRUNSWICK NJ

171 Madison Avenue
6th Floor
New York, NY 10016

Lawyers Alliance
for New York

