
Lawyers Alliance Responds to New York City's Homeless Crisis

The fiscal crisis in New York is exacerbating an already severe shortage of affordable housing. Over 30,000 people seek shelter each night in New York City. This year as nonprofit organizations continue to respond to the affordable housing shortage and address the problems faced by growing numbers of homeless New Yorkers, Lawyers Alliance for New York is expanding its affordable housing practice to target additional groups that assist the homeless. Whether a nonprofit provides food, hot meals, temporary shelter or permanent housing, social services or job training, Lawyers Alliance is available to handle the organization's needs.

Lawyers Alliance has a number of affordable housing clients serving low-income New Yorkers,

including the homeless, domestic violence survivors, persons with AIDS and other special needs populations. Last year alone, our clients received funding for and started construction of over 450 units of affordable housing throughout the City.

For example, **Brooklyn Neighborhood Improvement Association, Youth Action Programs and Homes Incorporated** and **El Barrio's Operation Fightback, Inc.**, each started rehabilitation on three separate housing projects under the City's Neighborhood Redevelopment Program. Senior Staff Attorney **Hedwig O'Hara**, former Skadden Fellow **Sarah Stevenson** and **Sharon Kopp**, a Lawyers Alliance extern from the law firm of **Weil Gotshal**

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Bankole Houses is a project of the Brooklyn Neighborhood Improvement Association, developed with legal assistance from Lawyers Alliance.

Lawyers Alliance Helps 9/11 Mental Health Agencies Address Timely Legal Concerns

Many nonprofit organizations have increased mental health services or instituted new counseling or referral programs to help New Yorkers respond to the long-term impacts of 9/11. These organizations may face some specific legal and organizational needs. As part of its ongoing Disaster Relief Initiative, Lawyers Alliance for New York hosted a workshop on November 22, 2002, entitled *Helping New Yorkers Cope: Legal Issues for Nonprofits Providing Mental Health Counseling After September 11th*.

This workshop featured a panel of distinguished attorneys. Lawyers Alliance Staff Attorney **Sunita Subramanian** began with a presentation on the importance of tending to organizational legal needs when instituting and running a mental health program. **Pamela Tindall-O'Brien** of the New York State Office of Mental Health presented a welcome summary of regulatory and licensing requirements. **Julie Goldscheid** and **Mina Song** of **Safe Horizon** led a lively discussion of rules and best practices

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& Manges LLP, handled the construction loan closings and the closings with the investor, New York Equity Fund 2002 LLC, to bring these projects – as well as 120 renovated apartments in East Harlem and 65 apartments in Crown Heights – to life.

Pro bono lawyer **Adreme Shubrick** of **Davis Polk & Wardwell** is representing Lawyers Alliance client **Community Access** in developing a housing project in the Bronx with 65 apartments for homeless mentally ill persons in a joint venture with another Lawyers Alliance client, **Community Housing Information Center (CHIC)**, a Bronx-based housing group. The construction loan closing for the project, located at 1022 Reverend James A. Polite Avenue, is planned for later in 2003.

While the current fiscal crisis has created hardships for numerous nonprofits, Mayor Bloomberg's December announcement of his five-year housing plan should help address the housing crisis and provide development opportunities for numerous organizations where limited opportunity existed before. Although the Mayor's plan is not limited to affordable housing, it includes affordable housing development. Over the next

few months Lawyers Alliance will be examining the Mayor's housing plan and ways in which our clients can benefit from the incentives and funding programs.

As exemplified by the projects described, Lawyers Alliance offers affordable housing groups and other nonprofits the opportunity to obtain either pro bono legal services from the numerous prestigious law firms and corporate legal departments that volunteer to assist our nonprofit clients or direct legal services from Lawyers Alliance staff at well below the market rate. In addition, the staff attorneys at Lawyers Alliance form co-counseling relationships with our volunteer attorneys so that we can combine the benefit of our expertise with the expertise of our volunteer lawyers. In addition to working with clients engaged in real estate and affordable housing, Lawyers Alliance staff attorneys have expertise in economic development, job training and workforce development, child care, public school improvement, disaster relief and other vital services.

For more information about our affordable housing and homelessness practice, contact Senior Staff Attorney Hedwig O'Hara at (212) 219-1800 ext. 226 or by e-mail at hohara@lany.org. ■



Ingrid Gomez from the Enterprise Foundation, Brooklyn Borough President Marty Markowitz, Dr. Ajao Salu, Executive Director of Brooklyn Neighborhood Improvement Association, Council Member Tracy Boyland and Angela Simpson Buckley from The NYC Department of Housing Preservation and Development at the groundbreaking ceremony for Bankole Houses in July 2002.



A number of volunteer attorneys received Cornerstone Awards from Lawyers Alliance in 2002 for their work in affordable housing. Above, Lonnie Halpern, Gregory Patchen and Sharon Mousserie, all of Goodwin Procter LLP. Right, Suzy Kim and Judy Han, of Mayer, Brown, Rowe & Maw.



Lawyers Alliance Partnerships with New York's Banking Community

New York's banking community enhances the quality of life in New York neighborhoods by supporting Lawyers Alliance's work to help create affordable housing and stimulate economic development. Our bank supporters since July 1, 2002 include:

**Astoria Federal Savings
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for protecting the confidentiality of patients, while providing the best care and protecting the organization from liability. **Katherine Reihing Gruner** of **Schulte, Roth & Zabel, LLP**, then gave a detailed overview of the relevant pieces of the recent Health Insurance Portability and Accountability Act (HIPAA) and how mental health organizations can become compliant by the approaching deadline.

Representatives of approximately 40 nonprofits attended the workshop and engaged the panelists in discussions of the legal issues they face.

Eva DuBuisson, Lawyers Alliance Program Assistant for Disaster Relief, noted, "The participants were very glad to learn more about their specific legal responsibilities as mental health service providers, especially as related to the confidentiality of their individual clients, a concern faced by many after 9/11."

Lawyers Alliance's next special workshop for nonprofits engaged in disaster relief is planned for April 4, 2003, and will address legal issues faced by nonprofits engaged in job training and job placement. See www.lany.org for details. ■

Staff Notes

Lawyers Alliance Hosts Coro Fellow Kathy Choi



Kathy Choi, a 2002-2003 Coro Fellow, recently spent five weeks at Lawyers Alliance as part of the not-for-profit component of the Coro Fellows Program. Kathy is a first generation Korean-American who grew up in Southern California and graduated from Yale University in 2000 with a B.A. in Political Science. Prior to becoming a Coro Fellow and moving to New York, Kathy gained financial experience in investment banking at JPMorgan in San Francisco. Later she worked on community-related issues in Los Angeles.

While at Lawyers Alliance, Kathy was invaluable in identifying and initiating outreach to groups serving the homeless. She also actively participated in the client intake and screening process, whereby Lawyers Alliance staff reviews applications for legal assistance and meets with prospective clients to discuss programs and evaluate legal needs. Kathy's exuberance and interest in our mission made her a great asset for the short time she was with us.

Lawyers Alliance Welcomes Pro Bono Coordinator Carrie Marker



Carrie Marker has joined Lawyers Alliance for New York as Pro Bono Coordinator. She is responsible for volunteer outreach and the placement of cases with pro bono attorneys. She will work closely with Lawyers Alliance's network of over 650 volunteers from 115 law firms and corporate legal departments. Previously Carrie spent four years as the Recruiting Administrator and Coordinator at Orrick, Herrington & Sutcliffe LLP. Prior to that, she was a legal assistant at Cravath, Swaine & Moore in the Mergers & Acquisitions Department. She received her B.A. from Dickinson College. "Carrie's pertinent law firm experience and her personal qualities are a tremendous addition to Lawyers Alliance as we strive to provide the highest quality legal services to New York's nonprofit community," said **Elizabeth Guggenheimer**, Legal Director at Lawyers Alliance.

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Lawyers Alliance gratefully acknowledges the many gifts from individual donors whose support helped make our year-end appeal a success.



Lawyers Alliance Works to Support Head Start Facilities Projects

Since 1997, Lawyers Alliance has worked extensively with nonprofit corporations offering child care services in New York City. We represent child care centers, family child care networks and Head Start programs, as well as lenders financing construction or renovation of child care facilities. Lawyers Alliance currently has 91 active child care matters.

During the past three years, Lawyers Alliance has undertaken a comprehensive outreach effort to expand our legal services to Head Start programs. Head Start is a federally funded early child care program which strives to prepare low income children for elementary school. In New York City, the primary federal grantee of Head Start funding is the Administration for Children's Services ("ACS"). ACS, in turn, contracts with approximately 86 nonprofit delegate agencies to provide Head Start and Early Head Start services in New York neighborhoods.

ACS has approved \$33 million in facilities projects for 45 delegate agencies. In the summer of 2002, ACS learned that it would have to secure federal approval from the Department of Health and Human Services, Administration for Children and Families, in order for those projects to proceed. ACS asked Lawyers Alliance to represent those programs that requested legal

assistance in securing federal approval for their facilities projects.

Lawyers Alliance is excited to be representing 22 Head Start programs in securing federal approval for 25 facilities projects. These projects will equate to over \$20 million in funding for Head Start facilities construction, renovation and/or purchase. The 25 Head Start facilities to receive these federal dollars serve over 2,700 children. The projects include 17 renovations or gut rehabilitations of facilities, six purchases or new construction of facilities, and the installation of two new playgrounds. (Below is a list of Head Start programs we are currently representing in the federal application process.)

This effort has been led by Lawyers Alliance Senior Staff Attorney **Linda S. Manley**, with the assistance of our current and recent law firm externs: **Zachary Gelber** and **Jeffrey Tsang** of **Cleary, Gottlieb, Steen, & Hamilton**; **Debbie Liu** and **Erin Murphy** of **Skadden, Arps, Slate, Meagher & Flom**; and **Bethany Cooper** and **Sharon Kopp** of **Weil Gotshal & Manges, LLP**.

For more information about Lawyers Alliance's work with child care organizations, please contact Linda Manley at (212) 219-1800 ext. 239 or by email at lmanley@lany.org. ■

Lawyers Alliance is excited to be representing 22 Head Start programs in securing federal approval for 25 facilities projects.

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The Children's Aid Society
Committee for Early Childhood Development
Community Life Center
Escuela Hispana Montessori, Inc.
Hamilton Madison House
Highbridge Advisory Council
Human Resource Center of St. Albans
La Peninsula Community Organization, Inc.
Lenox Hill Neighborhood Houses

Miracle Makers
New Life Child Development Center
North Presbyterian Head Start
Phipps Community Development Corporation
Rockaway Community Organization
Seventh Avenue Mennonites Head Start
Queens Child Guidance Center
Quickstart Head Start
South Jamaica Center for Children and Parents
Union Settlement Association
Yeshiva Kehilath Yakov

Join Us for Gypsy

Lawyers Alliance invites you to join us on **Wednesday, June 18**, at the Shubert Theatre for **Gypsy**.

The much-anticipated revival of the Arthur Laurents - Jule Styne - Stephen Sondheim musical stars Bernadette Peters in the role of Mama Rose. Peters won the 1999 Tony Award for Best Lead Actress for *Annie Get Your Gun*, and has also starred on Broadway in such hits as *Sunday in the Park With George* and *Into the Woods*.

The production is directed by Sam Mendes, who won an Oscar as Best Director for *American Beauty*. Mendes made his name in the theater as Artistic Director of London's celebrated Donmar Warehouse; he is also Director of the current Broadway production of *Cabaret*.

Lawyers Alliance's theater benefit, now in its second year, offers an evening of fun and entertainment to New York's hard-working pro bono community while helping to raise funds that support our vital programs. Tickets are available at the following levels:

Benefactor – Premium Orchestra seats at \$300

Supporter – Orchestra seats at \$200

Friend – Mezzanine seats at \$135

Sponsorship opportunities are also available.

For information about the event, please contact **Nan Lee** at (212) 219-1800 ext. 230 or by e-mail at nlee@lany.org. ■



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