

Yale University President's Public Service Fellowship

Proposal for Fellowship Placement • Summer 2017

- Organization: **The Ludwig Center for Community & Economic Development (CED) at Yale Law School**
- Full street address of organization: **133 Wall Street, P.O. Box 209090, New Haven, CT 06520**
- Website: **<http://www.law.yale.edu/academics/Ludwig.htm>**
- Name and title of the Direct Supervisor (*please note: the Direct Supervisor must be available to supervise Fellow on a daily basis*): **Prof. Anika Singh Lemar**
- Phone number and e-mail address of Direct Supervisor: **203-432-4022; anika.lemar@yale.edu**
- Placement dates (*8-11 weeks between Tuesday, May 30 and Friday, August 11, 2017*): **May 30-August 11, 2017**
- Are placement dates flexible? If so, please describe: **Yes, placement dates can be adjusted as needed.**
- Hours of the program (*placements should be equivalent to full-time*): **9:00 AM – 5:00 PM**

Placement Description

- Organization description (*Mission statement, population served. 150 words or less.*):

The Ludwig Center for Community & Economic Development (CED) is an interdisciplinary, transactional legal clinic that emphasizes collaboration with community organizations to promote economic growth and empowerment in underserved neighborhoods. CED focuses on neighborhood revitalization, social entrepreneurship, sustainable development, and financial access.

Students, supervised by Law School faculty members, review and draft legal documents, participate in the development of real estate deals and commercial transactions, conduct negotiations, and work on legislative advocacy. The work in CED touches on many areas of law, including tax, real estate, corporate, exempt organizations, and land use. Students meet often with clients both at the law school and off-campus.

- Please write a 1-2 sentence summary of the work that the Fellow would be conducting

The Fellow, under the supervision of Law School faculty members, will perform transactional legal work for community organizations focused on neighborhood revitalization, social entrepreneurship, sustainable development, and financial access. The work will include reviewing and drafting legal documents, participating in the development of real estate deals and commercial transactions, conducting negotiations, and engaging in legislative advocacy.

- Please write a complete description of the specific project you propose and list the duties/outcomes expected of the Fellow. (*Suggested length: one to two pages.*)

Summer projects may expose students to the following: formation and governance of for-profit and nonprofit entities; strategic planning and decision-making; negotiating and drafting contracts; developing employment policies; structuring real-estate transactions; assessing the financial feasibility of proposed projects; securing funding from federal, state, local, and private sources; resolving zoning and environmental issues; and negotiating local politics. Students will gain skills in client contact, writing, regulatory agency contact, negotiation, as well as banking, finance, and business exposure.

Students will become involved in a range of activities with a variety of clients, depending upon which projects are active. The current range of clients and projects currently include the following:

- **Assisting a nonprofit community development corporation with redeveloping one large lot and several smaller lots as a mixed-use project including affordable housing and retail uses.**
 - **Counseling a nonprofit organization on legal issues surrounding the operation, lease and sublease of a boathouse.**
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- **Counseling a community development bank in connection with efforts to increase financial inclusion through financial technology.**
- **Counseling a group of undocumented parishioners of a local church in connection with an effort to bring home ownership to their community by acquiring and rehabilitating blighted houses.**
- **Advising a community organizing group on the creation and structuring of a nonprofit organization with a multi-tiered membership structure.**

Students will work with other summer students in accomplishing the tasks described above, as well as additional goals that arise during the summer. Fellows and students will meet regularly with the supervising attorneys both to provide updates on work and to obtain guidance and assistance as needed.

- **Specific skills/experience required for the project (*Please list*): Completed one year of law school.**
- **Additional requirements (e.g. a car or weekend working hours). If a car is required, please include information regarding parking arrangements and mileage reimbursement): None. A Zipcar is provided if needed.**
- **Briefly describe the work that Yale PPSF Fellows have done with your agency in the past and present. If you have not worked with Yale Fellows, please describe any work that Yale students have done with your agency.**

Students have the opportunity to both continue projects started during the academic year and to begin work on new matters. In previous summers students have researched tax implications of a mortgage assistance program, negotiated real estate option agreements, drafted memoranda concerning fair housing regulations, attended board meetings of community organizations, and edited corporate organizational documents.
