

Yale University President's Public Service Fellowship
Summer 2021

Proposal for Fellow working remotely for organization

- Organization: **The Ludwig Center for Community & Economic Development (CED) at Yale Law School.**
- Full street address of organization: **127 Wall Street, New Haven, CT 06511**
- Website: **<http://www.law.yale.edu/academics/Ludwig.htm>**
- Name and title of person who will be the Fellow's direct supervisor: **Prof. Anika Singh Lemar**
- Phone number and e-mail address of proposed direct supervisor: **203-432-4022; anika.lemar@yale.edu**
- Placement dates: **May 25 - August 13, 2021 (tentative).**
- Are placement dates flexible? Are you able to accommodate a Fellow working in a different time zone? **Start and end dates are flexible during our proposed summer fellowship tentative program period (May 25 to August 13, 2021). Yes, we can accommodate a Fellow working in a different time zone.**
- Proposed 37.5 hour per week work schedule: **9:00 AM – 5:00 PM (Mon.-Fri.) although evening meetings do occasionally arise.**

Organization description: **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.**

- 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.**
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- Write a more complete description of the specific project you propose and list the duties/outcomes expected of the Fellow.

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 through a joint venture with another nonprofit.**
 - **Counseling a municipal housing authority on the tear-down and redevelopment of its currently deteriorated project through utilization of various federal and state subsidies like Low Income Housing Tax Credits and Project Based Vouchers.**
 - **Design and implement an effective corporate structure, including establishment of subsidiary or related entities, for a nonprofit organization's growing real estate portfolio.**
 - **Counseling a nonprofit organization in connection with efforts to address exclusionary zoning that prohibit the construction of affordable multi-family housing in high-opportunity suburbs.**
 - **Counseling a nonprofit organization that seeks to advance racial equity and dismantle racism in the food system by providing on-farm education and training for just and sustainable agriculture.**
 - **Counseling a nonprofit organization and a municipal agency on the creation of a nonprofit worker incubator entity combined with a worker cooperative entity.**
 - **Advising a nonprofit organization on legislative advocacy to decrease regulatory barriers including local zoning ordinances that restrict the development of small home-based businesses.**
 - **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.**
 - List specific skills/experience required for this work:
Eligible candidates must be currently enrolled Yale Law School students, and must have completed one semester of law school.
 - Equipment/resources you will provide to help Fellow conduct work: **Business email and access to Yale Law School IT and Administrative support services.**
 - Briefly describe the work that Yale PPSF Fellows have done with your organization in the past and present. If you have not worked with Yale Fellows, describe any work that Yale students have done
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with your organization.

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.
