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CLR e-Briefs

A legal information resource for Community Legal Resources' clients

May 10, 2005

This issue of CLR e-Briefs focuses on CLR's activities at the upcoming Michigan Conference on Affordable Housing. If you are attending the conference, we hope to see you there. If you can't attend the conference, but are interested in further information on any of these topics, please don't hesitate to contact us.

Please note that if you prefer not to receive future issues of CLR e-Briefs you may click on "Safe Unsubscribe" at the bottom of this e-mail.

Community Land Trusts: CLR Releases Products of CLT Project

Monday, May 16, 3 p.m.

CLR is very excited to be introducing the products of its Community Land Trust Project.

Together with a team of highly-skilled volunteer attorneys, CLR embarked upon a year long project to develop the legal tools necessary to support the development of community land trusts in Michigan.

A community land trust (CLT) is a private, nonprofit corporation created to provide secure affordable access to land and housing for the benefit of the community. The CLT provides access to ownership of housing for people who would otherwise be priced out of the housing market.

CLTs are unique in that they separate ownership of land and homes. CLTs permanently own the land on which homes and other structures or facilities are built, while individuals own the home (or other structure/facility) on the land pursuant to a long- term (usually 89-year) renewable ground lease.

The panel discussion on Community Land Trusts will include:

- Michael Brown, a consultant with Burlington Associates, a nationally recognized consulting firm specializing in the implementation of community land trusts
- Steve Lathom, Michigan State Housing Development Authority
- Jane MacKenzie, Executive Director of Northern Area Homes -- one of the first groups to implement a community land trust in Michigan
- Vicki Harding, Pepper Hamilton LLP, an attorney participant in the CLR Community Land Trust Project

The CLR Community Land Trust Project products will soon be available on the CLR website at: [www.clronline.org /clt](http://www.clronline.org/clt)

Consulting Contracts for Nonprofits: How to Get What You Bargained For

Tuesday, May 17, 1:15 p.m.

Community Legal Resources regularly assists clients in drafting consultant contracts. Unfortunately, CLR also regularly assists clients in dealing with poorly drafted consultant contracts that end badly. Recognizing this common need of client organizations, we asked one of our volunteer attorneys, Bill Perrone of Dykema Gossett PLLC, to prepare a presentation and *Legal Lines* on the topic of Consulting Contracts.

Bill Perrone will be talking about the Good, the Bad, and the Ugly in consulting contracts and offering nonprofits advice regarding what to look for in consultant contracts, what is reasonable, and some solutions to common problems.

The *Legal Lines*, [Consulting Contracts for Nonprofits](#), is available now on CLR's website.

Advancing Affordable Housing in the Face of NIMBYism

Tuesday, May 17, 3:00 p.m.

Community Legal Resources will present a panel to address "Not In My Back Yard" ("NIMBY") opposition to local affordable housing developments in communities both urban and rural.

Experienced affordable housing developers Dennis Quinn (formerly of Southwest Housing Corporation in Detroit and now with the Great Lakes Capital Fund) and Ron May of Oceana's Home Partnership, discuss their experiences-- what works and what doesn't-- in addressing NIMBYism.

Daniel Gwinn, an attorney specializing in fair housing issues will help the audience understand the difference between legal opposition to development and illegal fair housing violations.

Announcing CLR's New Director of Legal Services Soni Mithani

Community Legal Resources is thrilled to welcome a new Director of Legal Services beginning June 1. Ms. Soni Mithani, currently a Principal in the Ann Arbor office of Miller Canfield Paddock and Stone PLC, will be responsible for overseeing and expanding our pro bono referral program and finding creative ways to use legal strategies to impact the work of community-based organizations throughout the state.

Soni brings to the position years of legal experience and demonstrated enthusiasm for the work of the nonprofit sector, and has been a CLR volunteer attorney in the past. Many of you will be meeting with her in the weeks and months ahead as she familiarizes herself with our client organizations and the many law firms who participate in our pro bono projects. Please join us in welcoming Soni to our program!

Contact CLR with any questions or legal needs

Request Assistance

Community Legal Resources (CLR) provides free legal assistance to community-based organizations.

Contact us at 313-964-4130 or visit our [website](#) for more information.

email: klocker@michiganlegal.org
phone: 313-964-4130
web: <http://www.clronline.org>

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