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May 2005

Pro Bono Briefs

"CLR *Pro Bono Briefs*" highlights pro bono activities involving Michigan lawyers referred by Community Legal Resources.

Community Legal Resources, with the assistance of private attorneys, provides pro bono legal representation to Michigan nonprofit organizations working with disadvantaged communities and unable to pay for traditional legal services. Since our inception in 1998, Community Legal Resources' volunteers have contributed an estimated \$3,000,000 in pro bono legal services to over 300 nonprofit organizations building affordable housing, attracting new businesses, feeding and sheltering the homeless, and mentoring youth throughout Michigan.

If you prefer not to receive future issues of CLR *Pro Bono Briefs* you may click on "Safe UnSubscribe" at the bottom of this e-mail.

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 pool of volunteers and the many law firms who participate in our pro bono projects. Please join us in welcoming Soni to our program!

Bill Perrone, Dykema Gossett, Presents at Michigan Conference on Affordable Housing Consulting Contracts for Nonprofits

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 at next week's [Michigan Conference on Affordable Housing](#) 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.

CLR Volunteer Attorneys Wrap Up Community Land Trust Project

CLR is very excited to introduce the products of its Community Land Trust Project at the upcoming [Michigan Conference on Affordable Housing](#). 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 attorneys that volunteered their time to make the Community Land Trust Project happen are:

- Randy Awdish, [Pepper Hamilton LLP](#)
- Christopher Ballard, [Bodman LLP](#)
- Jane Forbes, [Dykema Gossett PLLC](#)
- Debra Geroux, [Butzel Long](#)
- Vicki Harding, [Pepper Hamilton LLP](#)
- Jill Kometh, [Honigman Miller Schwartz and Cohn LLP](#)
- Cathy LaMont, [LaMont Title Corporation](#)
- Julius L. Loeser, Comerica Bank
- Mitch Meisner, [Honigman Miller Schwartz and Cohn LLP](#)
- Will Moseng, Michigan State Housing Development Authority
- Thomas Nowinski, [Clark Hill PLC](#)
- Brian Page, [Dykema Gossett PLLC](#)
- Randy Perry, [Bodman LLP](#) (retired)
- Noam Raz, [Jaffe Raitt Heuer & Weiss PC](#)
- James Rose, [Jaffe Raitt Heuer & Weiss PC](#)
- Glen Zatz, Comerica Bank

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).

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Thank you!

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

If you have any questions regarding the work of Community Legal Resources or would like to volunteer to work on placements like those listed above, please contact CLR.

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