

INDIVIDUAL HONOREE



ALLAN H. COHEN, *Nixon Peabody LLP*

Preserving Essential Programs for Children and Families through Pro Bono Service

Allan H. Cohen, the Office Managing Partner for the Long Island office of Nixon Peabody LLP, represents a variety of companies in his practice. He received a B.A. from Binghamton University in 1985 and his J.D. from Columbia University School of Law in 1988.

Mr. Cohen negotiated a strategic alliance between **Harlem Dowling Westside Center for Children and Family Services** (Harlem Dowling) and The Children's Village at a pivotal moment in Harlem Dowling's 175-year history, which allowed both organizations to continue and expand upon their great work, which includes, in part, helping children and youth aging out of foster care.

Harlem Dowling had site control to develop a parcel of land in West Harlem. This valuable asset enabled it to attract a joint venture development partner, Alembic Community Development. Mr. Cohen handled the negotiation of the agreement with The Children's Village, the joint venture arrangement with Alembic Community Development, and also negotiated the terms of a revolving line of credit for Harlem Dowling.

The joint venture with Alembic involved working out the terms for an affordable housing development project, which subsequently began construction in winter 2014. The project includes 60 apartments, 12 of which are studio apartments set aside for youths aging out of foster care. The Children's Village will provide on-site social services for the youths. In addition to the new housing units, the project will contain a new central office for Harlem Dowling and a new satellite office for The Children's Village.

Financing the development of affordable housing in this case included obtaining predevelopment funds from the Corporation for Supportive Housing, working with the New York City Department of Housing Preservation and Development, New York City Housing Development Corporation, and Richman Housing Resources, a syndicator utilizing low-income housing tax credits.

Jean Patton of Harlem Dowling says, "Allan was a knight in shining armor. He was always responsive, always balanced and professional in his behavior, and had a sense of humor. He helped us understand our options and gave us security and confidence."

Mr. Cohen says, "My pro bono experience with Lawyers Alliance is among the most satisfying in my professional career. I was thrilled with the opportunity to assist in bringing financial stability to Harlem Dowling – a true New York institution that helps create a nurturing environment for children and their families by providing foster care, adoption, preventative, and other services to our community. There is nothing more rewarding than lending a hand to an organization that, for more than a century, has been there for children in need."