



Jerry J. Ruiz

Partner

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Industries

Finance

Multifamily Housing

Practice Areas

Real Estate

International Services

Latin America Desk

Private Equity & Venture

Bar Memberships

California

Texas

Languages

English

Spanish

Jerry has a broad and varied practice helping his clients manage their real estate needs. From commercial leasing agreements to purchases and sales to property management arrangements, he has led hundreds of transactions on behalf of his financial institution and corporate clients, first as an in-house lawyer at one of the world's largest retail banks, and in his practice now. To each matter he brings an in-depth knowledge and understanding of the risks for his clients, the legal requirements of the deal, and the business solutions that will allow his clients to best protect their interests and meet their business objectives.

In addition to his real estate practice, Jerry is active in community and economic development initiatives across southern California. Prior to joining the Firm, he spent several years leading the Los Angeles-based Community Development team at a global financial institution, and is as such well-positioned to help large banks manage their qualifying investments under the Community Reinvestment Act (CRA), to assist Community Development Financial Institutions with loans to entities creating jobs with businesses in low and moderate income areas, and to work with private foundations and other groups to make mission-driven investments and loans.

Jerry is active in community and civic organizations. He is the co-founder of the Academy of Special Dreams Foundation, a non-profit arts organization designed to increase public awareness, appreciation, and recognition of the creative talents of people with disabilities.

Other Info About Jerry

Experience

Assisting a major defense contractor in negotiating and documenting the first-ever ground lease to develop a 10-acre parcel of land located on an active United States Air Force base. Jerry crafted an agreement that satisfied each of the four separate actors involved in the deal – one of which was the US Government – while ensuring that his client achieved their objectives and got the deal done.

Working with the same defense contractor to revive what would turn out to be a 10-year, \$110 million lease involving approximately 225,000 square feet for space in a Southern California office park. The deal, which included the extension of an existing lease of space within the same office park, allowed his client to consolidate several of the company's business groups into a campus-like setting.

Representing one of the largest private foundations in Los Angeles dedicated to expanding access to affordable, quality health care for underserved individuals and communities and to promoting fundamental improvements in the health status of all Californians through investments designed to provide smart health care solutions across the state.

Helping a major Community Development Financial Institution with the documentation for \$30 million of in-bound loan capital to fund its small business lending programs.

Education

University of California, Berkeley School of Law, J.D., 1980

University of California, Santa Cruz, B.A., Economics, 1977

Recognition

Law Firm Leadership Award, Hispanic National Bar Foundation, 2024

Diversity, Equity, Inclusion and Accessibility Visionary, *L.A. Times B2B Publishing*, November 2023 ([view profile](#))

Professional Affiliations

Past Regional President, Hispanic National Bar Association

Past Chair of the LGBT Division, Hispanic National Bar Association

Civic Activities

Co-Founder, Academy of Special Dreams Foundation

Member, Excellent Education Development (ExED) Board of Directors

Treasurer, Heritage Housing Partners Board of Director

Member, Grupo Nuevo Los Angeles Board of Directors

Firm Committees

Opinion Committee, Member

Presentations

Panelist, "Nuts and Bolts of Commercial Loan Workouts During a Pandemic—Problems and Opportunities," CLE session, National Association of Minority and Women Owned Law Firms, May 20, 2021

Speaker on Real Estate issues, Hispanic National Bar Association Corporate Counsel Division's *Cafecito and the Law* Discussion Series, February 25, 2021

Moderator, "Community and Bar Association Involvement in the Time of COVID-19," Hispanic National Bar Association Virtual LGBT Division Summit, September 17, 2020

Moderator, "The Trump Administration's Second Year and the Latinx LGBTQ Community: An Update and Call to Action," Hispanic National Bar Association LGBT Leadership Summit, Philadelphia, Pennsylvania, September 5, 2018

Featured Articles

[The Hidden Trap: How Transfer Taxes Can Sneak Up on Lease Transactions](#)

[Making Sense of Small Biz Fair Lending Compliance](#)

[Approaching Deadlines for Compliance with Rule 1071 Fair Lending Requirements and Challenges to Enforcement](#)

[Expansion of Local Rent Control Measures in California Fails to Pass](#)

[Using the Master Lease to Tackle the Los Angeles Housing Crisis](#)

[Legislative Update: SB 423 and a New Era for Affordable Housing Development Along California's Coast](#)

[SB 423: Streamlining Affordable Housing in California's Coastal Zone](#)

[SBA Releases Paycheck Protection Program Loan Forgiveness Application and Instructions](#)

[Q&A for Commercial Landlords and Tenants: Tips on Negotiating Leases & Addressing Lender Issues](#)

[U.S. Federal Reserve Announces Main Street Lending Program for Small and Mid-Sized Businesses](#)

[Webinar Recap: Relief Loans: Next Steps Under the Paycheck Protection Program and Other Financial Assistance to Help You Stay in Business](#)

[Understanding the "CARES Act" Loan Options: A Q&A for Business Owners](#)

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