



COMMUNITY
LEGAL SERVICES IN
EAST PALO ALTO

Summer | 2010



2 of our 1353 reasons for being here.

Summary:

* Due to our 972 square-foot building size, CLSEPA presently has no room for program growth

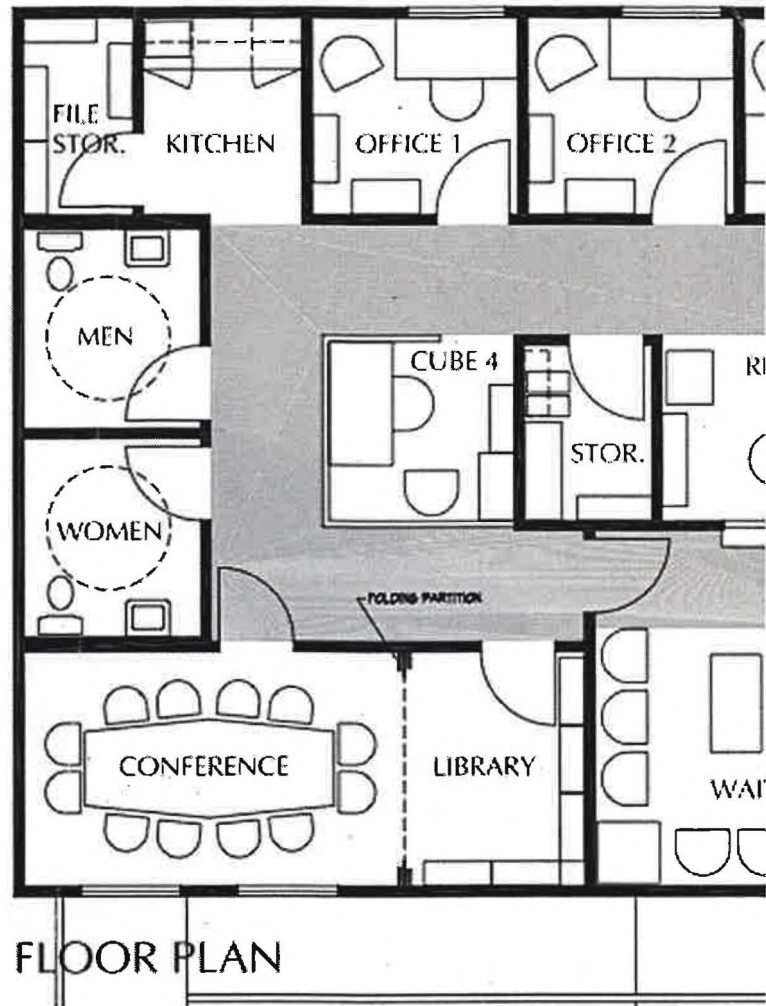
* In March 2010, JP Morgan Chase donated an East Palo Alto property to CLSEPA that will more than double our space and client-serving ability

* It will cost CLSEPA an additional \$220,000 -- all of which must be raised -- to build and renovate the space before the agency is able to move

JP Morgan Chase Bank Offers Site for a New Home for CLSEPA

As anyone who has visited our office knows, CLSEPA currently occupies a very, very small office space – just 972 square feet. While we are grateful for an affordable rent, our ability to serve families and individuals is sadly curtailed by our lack of space. There are not enough work areas for all staff members, and there are too few places for private conversations with clients. Many times, both our staff and our clients have to share a large common table with our volunteers.

We are only able to serve as many clients as we do – 1,353 in 2009 – because all our staff and volunteers endure inadequate working



CLSEPA is on

CLSEPA's current office space ▼

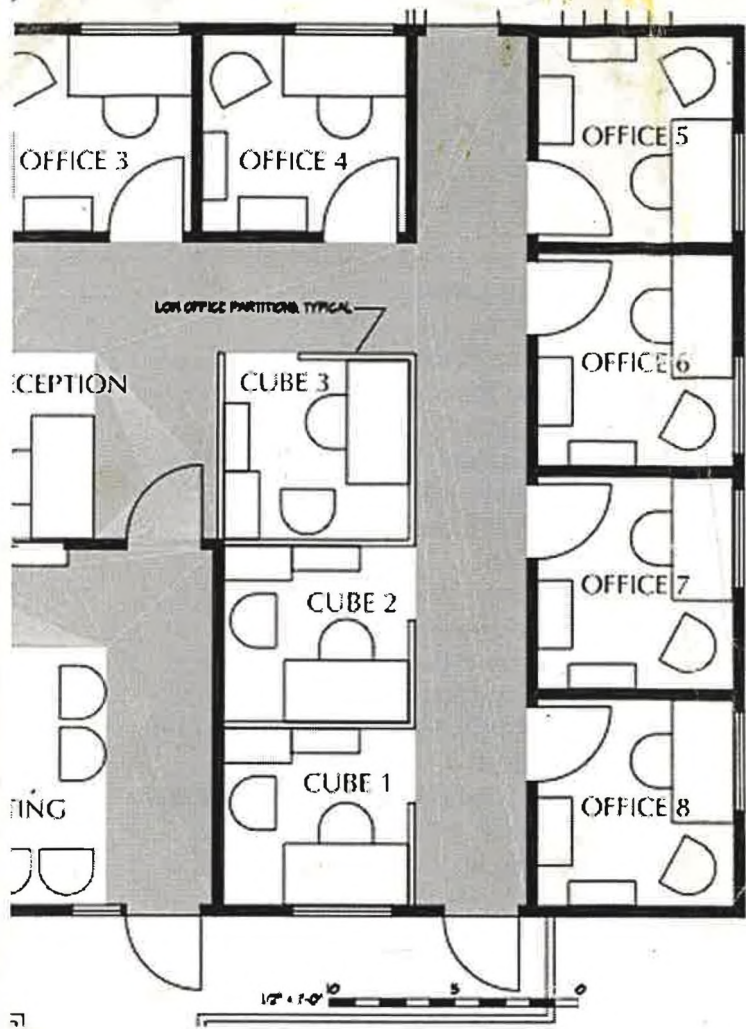


conditions with good humor and ingenuity. In spite of our best efforts, we have had to turn away volunteer attorneys because of lack of space.

We have also had to pass up opportunities to take on new programs. Our generous neighbor, the Stanford Community Law Clinic, allows us to use their conference room and offices to help accommodate our volunteers.

In an extremely fortunate move, earlier in 2010, JP Morgan Chase donated a

1/4 acre lot at 1861 Bay Road in East Palo Alto to CLSEPA through the bank's Community Revitalization Program. JP Morgan Chase's gift will transform CLSEPA. Bay Road is a major thoroughfare, easily accessible to our clients. The site is next door to College Track and across the street from the Community Trust Credit Union. It was last on the market for approximately \$178,000. The assessed value is presently over \$700k.



◀ The floor plans for the proposed building which will house CLSEPA

Road.

To make the necessary improvements, CLSEPA must raise an additional \$222,000. CLSEPA took title on Wednesday, June 16, 2010, but the task of fundraising has only begun.

CLSEPA's re-development of the site will provide several benefits to the community of East Palo Alto. The property improvements will benefit the entire neighborhood. CLSEPA will be able to accommodate more staff and additional volunteers, significantly increasing the services we offer. Owning our own office building, even a modest one, assures a level of stability for CLSEPA that few local non-profits are able to enjoy.

For the community, our new home at 1861 Bay Road will be a win-win-win.

CLSEPA is grateful for the pro bono work of **Morrison & Foerster LLP** and attorneys **Phil Levine** and **Christopher Callegari**, who have graciously provided legal counsel to CLSEPA associated with the closing. CLSEPA is also grateful to Dave Lee, who generously provided pro bono his architecture skills in coming up with drawings showing the proposed use of the property

Stay tuned!

the Move

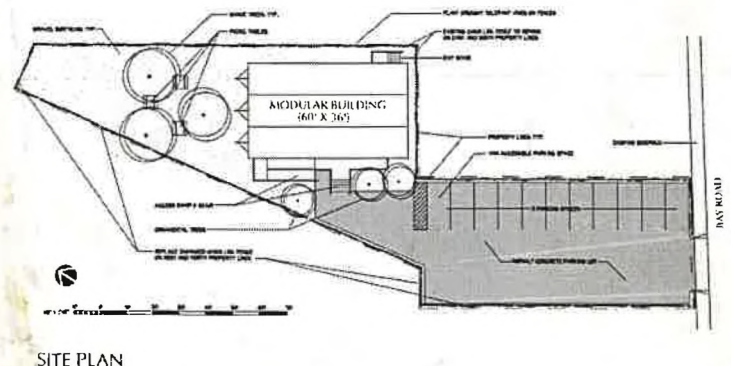
JP Morgan Chase donated the property to CLSEPA to enable us to provide urgently needed services to our clients and to ensure that a blighted property will become a community asset. This donation marks an unexpected but very welcome silver lining to an otherwise terrible mortgage crisis.

The gift of this property is a dream come true for our agency, but our work has just begun. Already the Board of Directors has had a Phase I and partial Phase II environ-

mental report done. The results of the tests meet regional water quality and soil standards. No cleanup work will be required. The two existing structures will need to be razed, however. The ground must be leveled, utilities installed and/or upgraded, and the property fenced. CLSEPA will rent or buy modulars to provide approximately 2,000 square feet of space, double what we now have. The result will be modest, tidy, functional offices that contribute to the overall appearance of Bay

We hope you will help us make this dream a reality!

▼ The site plan for the proposed property



Key Supporters

Many thanks to the following businesses, organizations and individuals for their financial contributions in 2009-2010:

\$50,000+

The Grove Foundation
Silicon Valley Community Foundation

\$20,000-\$49,999

Law Office of Renee Glover Chantler
William Kennedy
San Francisco Foundation
Silicon Valley Campaign for Legal Services
The State Bar of California (IOLTA/EAF)
Zellerbach Family Foundation

\$5,000-\$19,999

Atkinson Foundation
City of East Palo Alto
County of San Mateo
DLA Piper US LLP
Fenwick & West LLP
Latham & Watkins LLP
Morrison & Foerster
Palo Alto Community Fund
Palo Alto Weekly Holiday Fund
Philanthropic Ventures Foundation
Shirley Hochhausen
Simpson Thacher & Bartlett LLP
Skadden, Arps, Slate, Meagher & Flom LLP
Stanford Public Interest Law Foundation
Van Loben Sels / Rembe Rock Foundation
Wilson Sonsini Goodrich Rosati Foundation

\$1,000-\$4,999

Bank of America
Blackstone Discovery
California Bank and Trust
Charles Field, Jr.
Congregational Church of Palo Alto
Cooley Godward Kronish LLP
Dorsey & Whitney
Elayne Kane
Equal Justice America
Finnegan Henderson LLP
Goodwin and Geraldine Steinberg
Gregory and Nancy Serrurier
Paul Hastings Janofsky & Walker LLP
Howrey LLP
Legal Aid Society of San Mateo County
Lexis Nexis
Maria Garcia
Morgan, Lewis & Bockius LLP
Murray & Murray
Nolan Armstrong & Barton
Orrick, Herrington & Sutcliffe Foundation
Pablo Curiel
Robert Half Legal
Stanford University
Thoits Love Hershberg & McLean
Townsend and Townsend and Crew
Vita Insurance Associates
The Hans and Elizabeth Wolf Foundation



CLSEPA Board Members Andrew Valentine, left, Managing Partner of DLA Piper's East Palo Alto office; and Patrick Premo, partner at Fenwick & West LLP in Mountain View. DLA Piper and Fenwick are co-hosting CLSEPA's annual golf-tournament on October 11, 2010.

Pro Bono: Face Value 2009

Large law Firm Attorney Hours: **7,705**

Small Firm/Solo Pro Bono Attorney Hours: **889**

In-House Volunteer Attorney Hours: **2019**

All Volunteer Hours: 18,365

Top Law Firm Pro Bono Hours Contributors (250+) in the calendar year 2009:

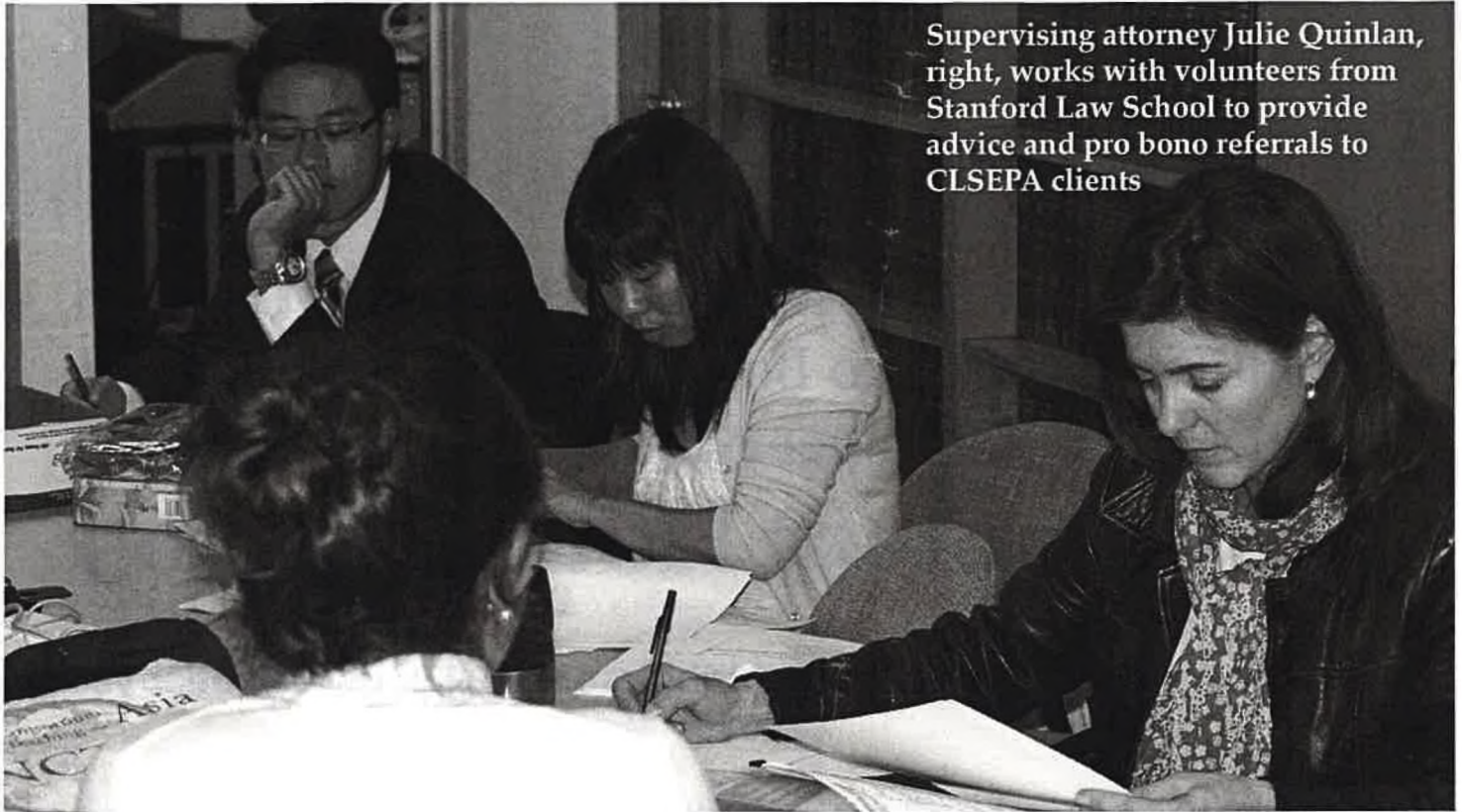
- * Bingham McCutchen LLP
- * Davis, Polk & Wardwell LLP
- * DLA Piper LLP US
- * Fenwick & West LLP
- * Howrey LLP
- * Latham & Watkins LLP
- * O'Melveny & Myers LLP
- * Orrick, Herrington & Sutcliffe LLP
- * Skadden, Arps, Slate, Meagher & Flom LLP
- * White & Case LLP

Volunteer Spotlight: Yadira Gonzalez, Administrative/ Volunteer Attorney Program

Yadira Gonzalez served as CLSEPA's Office Manager from 2004 to 2008, after which time she left to return to school. In her spare time; however, Yadira continues to offer her volunteer skills to CLSEPA in translating, interpreting, and file and database management.

"It is really hard to express in words why I like to volunteer at CLSEPA. I am very proud to say that not only am I a volunteer, but also a former employee. I have seen what this organization has gone through to get to where it is today. I have met many clients, and now when I come across some of them, they never forget that CLSEPA was there to help them when they needed it most. The reason why I came back as a volunteer is because I truly believe in the great service this organization does by its determination to to work for its clients' best interests."





Supervising attorney Julie Quinlan, right, works with volunteers from Stanford Law School to provide advice and pro bono referrals to CLSEPA clients

Pro Bono Results

November 2009
- June 2010

* **Dechert LLP** associate **Charlie Oh** represented a client who was receiving demand letters for more than \$18,000 by a finance company after the client's vehicle was repossessed and sold as a result of a police stop. Mr. Oh took the position that the finance company's Notice of Intent to Dispose of Vehicle violated several California Statutes, and succeeded in getting the finance company to clear the client of all outstanding liability.

* **Fenwick & West LLP** attorney **Joe Belichick** represented a client who had been sued on a debt that had resulted from an identity theft. Mr. Belichick succeeded in getting the lawsuit dismissed.

* **Fenwick & West LLP** associate **David Ahn** translated into Korean the 12-page guide for homeowners facing foreclosure, entitled "Loan Default and Foreclosure: A Brief Guide for California Homeowners".

The guide was a joint collaboration between the University of San Francisco School of Law, CLSEPA, and Fenwick and West LLP, and is available in several languages on CLSEPA's website at <http://www.clsepa.org/ProgramsAndServices.html#ContentItem2>

* **Hoge, Fenton, Jones & Appel** partner **Jim Towery** and associate **Crystal Riggins** represented a client whose daughter had been gifted a significant sum of money by the medical clinic at which her mother (the client's wife) worked, after her mother had been killed in Mexico. However, the client's sister-in-law misappropriated the money and converted it to her own use. Mr. Towery and Ms. Riggins succeeded in obtaining full recovery of the funds and their delivery to the client and his daughter.

* **Foley & Lardner LLP** partner **George Best** and associate **Alex Nie**, along with CLSEPA co-counsel **Helene Roylance**, represented a client being evicted for alleged nonpayment of rent after living in the same apartment for 28 years. The attorneys argued that the client had not been credited interest on his security deposit, in contravention to local law. Mr. Best, Mr. Nie, and Ms. Roylance succeeded in obtaining dismissal of the lawsuit, allowing the client to remain in his tenancy.

* **Gibson, Dunn and Crutcher** associate **Stacy Chen** assisted a client with a U-Visa application that was subsequently granted. She is also currently representing another client in a U-Visa application; she was able to assist in securing the client's release from immigration on bond.

Volunteer Spotlight: Tom Yang, Attorney



Tom Yang, of the Law Office of Thomas Myung-Suk Yang, has taken on a number of pro bono representations from CLSEPA since the beginning of 2008. Mr. Yang's accomplishments include obtaining a favorable settlement for a client who was sold a defective water treatment system, recovering on behalf of a client in full thousands of dollars that had been lost by a major financial services company during an attempted transfer, and absolving a client of all liability for outstanding cell phone charges that occurred as result of a mistaken identity.

"I know that legal service is very expensive and many people are suffering because they are unable to afford legal advice. I believe that it is in our collective interest that there be more level opportunity among all members of society. Pro bono work is just a small part of doing that civic duty."

* **Howrey LLP** Senior Associate **Anne Ortel** represented a mother and adult son in defending against a small claims appeal in a housing dispute, with guidance from partner Dan Shvodian. The case was originally filed by a landlord against the mother and son after the mother had rented a small apartment for her son. Due to his severe health issues, the son needed a warm room, and turned up the heater in the unit. The landlord began berating him, entered the unit illegally, and finally demanded that he leave. The landlord subsequently filed suit for unpaid rent and other damages; the mother and son countersued and won in small claims court. The landlord appealed, thereby requiring a re-trial, and Anne represented the clients pro bono in extensive preparations for the trial. The landlord did not appear for trial, and the judge reentered the full judgment against the landlord, including the damages award. The mother and son were extremely grateful and relieved, and the son wrote a five-star Yelp! review of Anne, available at <http://www.yelp.com/biz/anne-m-ortel-howrey-llp-east-palo-alto>

* **Howrey LLP** partner **Ben Riley** represented a client who had been receiving collection notices for more than \$4,000 in unpaid parking, towing, and

storage fees for a vehicle the client had never owned nor with which she had any connection. Mr. Riley succeeded in getting the collection agency and municipal authorities to release the client fully from any liability stemming from the vehicle.

* **Jones Day** associate **Joshua Kim** assisted a client in filing a U visa application; the U visa was subsequently granted, and the client will be able to apply for Legal Permanent Residency in approximately three years.

* **Manatt, Phelps & Phillips LLP** partner **Chris Wanger** represented a client who had paid more than \$2,000 to a loan modification firm for assistance with her mortgage. The firm failed to perform and subsequently ignored requests for a refund. Mr. Wanger succeeded in obtaining full reimbursement on the client's behalf.

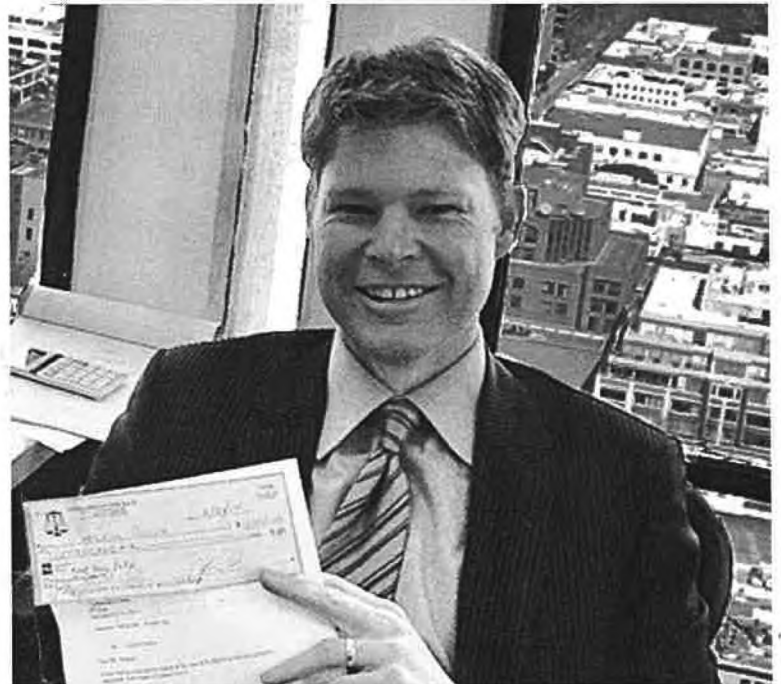
* **Mayer Brown LLP** attorneys represented a client who was being sued in New

York for a debt that arose from an identity theft. Mayer Brown succeeded in getting the lawsuit dismissed and absolving the client of all liability.

* **Weil, Gotshal & Manges** associate **Nathan Greenblatt**, along with CLSEPA attorney **Erika Rivera**, assisted a client in filing a U visa application; the U visa was subsequently granted, and the client will be able to apply for Legal Permanent Residency in approximately three years.

* **Fred Schwinn**, an attorney at the **Consumer Law Center** in San Jose, CA, represented a client who was being sued for nearly \$4,000 by a lender on a vehicle contract for which the client had co-signed. Taking the position that the client had not received a co-signer notice pursuant to California law, Mr. Schwinn was able to obtain full dismissal of the lawsuit, and the client did not have to pay any money.

Chris Wanger, below, with his client's check in-hand



Practice Area

Immigration

CLSEPA's immigration program assisted 701 clients and an additional 782 derivative beneficiaries in 2009

CLSEPA helps immigrant survivors of crime and domestic violence obtain status. For women who endure abuse of themselves and their children rather than risk deportation, a U visa or a relief under the Violence Against Women Act is life-changing.

Since April 2009, 243 CLSEPA clients have been granted U visas

The U visa makes it possible for the holder to get a job, to obtain housing apart from her abuser and to learn to live without fear and danger. Since April 2009, more than 243 CLSEPA clients have been granted U visas; enabling them to adjust status to Legal Permanent Residency after three years.

Justo, left, and Felix were granted U visas for their assistance to law enforcement in prosecuting a crime



Complex Removal Case

CLSEPA frequently represents clients in removal proceedings who have been victims of crimes. For example, in one recent matter, the San Mateo County District Attorney's Office approached CLSEPA regarding a key witness in a drug-related false imprisonment and robbery prosecution who was about to be transferred into ICE custody and charged with removal from the U.S.

The client was incarcerated in the San Mateo County jail on criminal charges, which were dismissed entirely. The client had no record of criminal convictions and never previously had contact with immigration enforcement. Nevertheless, he was still subject to an ICE "hold" because of agreements between the jail and ICE.

We assisted the District Attorney's Office in communicating with ICE and negotiating for the client's release from detention. Because of this effort, the client was released on his own recognizance without needing to pay a bond to ICE, which is unusual and very fortunate for any ICE detainee.

We are currently assisting the client in petitioning for a U visa, and his removal proceedings may be terminated if he receives the U visa before his removal is ordered. He is now able to fight

CLSEPA has successfully terminated removal proceedings for seven clients who were granted U visas

his entire case from outside of detention, and his proceedings have been put on a slower track- this especially important to the client because he has a U.S. citizen spouse and newborn U.S. citizen daughter who are his dependents. Ideally, he will go on to become a Legal Permanent Resident and eventually a U.S. citizen.

Highlights

Housing

CLSEPA's Housing Program remains hard at work keeping tenants in their homes. Because they lack knowledge and resources, many tenants - despite having valid defenses - are unable to defend themselves from eviction or post-foreclosure eviction lawsuits and find themselves on the verge of homelessness.

In the 80 eviction lawsuits seen over the previous twelve months, CLSEPA was able to secure positive outcomes in 86% of cases

CLSEPA steps in to provide full representation, from answering unlawful detainer lawsuits to representing clients in court - a time-consuming process, but often the only way to save a tenancy.

Of the 80 clients who have come to us with eviction lawsuits in the previous 12 months, we were able to obtain positive outcomes in 86% of the cases:

* Additional time to move out for nine tenants

* Additional time to move out

at no added rental cost for 34 tenants

* Additional time, at no added rental cost, as well as a cash settlement, for 13 tenants

* Dismissal of the eviction lawsuit - or a court victory - for 13 tenants, allowing them to keep their tenancies.

Had our agency not assisted these clients, all would have been at risk for losing their unlawful detainer lawsuits via a default judgment and would have faced the prospect of homelessness.

Anti-Predatory Lending

In addition to continuing to fight on behalf of victims of predatory home loans, CLSEPA's Anti-Predatory Lending Program welcomes the addition of Kathryn Latour as a part-time loan modification staff attorney. Kathryn previously had, since March 2009, served as a volunteer in the Anti-Predatory Lending Program.

Housing paralegal Victor Ramirez, far left, Anti-Predatory Lending attorney Leah Simon-Weisberg, center, and Housing attorney Jeanne Merino, right, at an outreach presentation on tenants' rights in Pescadero, California on May 19, 2010



Volunteer Spotlight: Susan Solomon, Attorney

Susan Solomon has volunteered in-house in the Housing Program at CLSEPA since 2004, contributing hundreds upon hundreds of hours each year helping tenants. Susan's care for her clients and personalized style is shown in her efforts for accommodating her clients' needs; often, she travels to other cities to meet at clients' homes because of transportation issues.

"After 24 years of practicing primarily commercial real property law and representing corporations, I retired. I decided that this was now, finally, the opportunity to do what motivated me to go to law school in the first place: to represent those who otherwise would have no access to legal protections. From the first client I worked with at CLSEPA; from the first thank-you hug; from the first person I had helped to not be homeless, I knew I made the right decision. These past six years at CLSEPA have been the most meaningful and gratifying of my thirty years as a lawyer."

