



THE STATE BAR OF CALIFORNIA

LEGAL SERVICES TRUST FUND PROGRAM

BANK GRANT PROJECT SUMMARIES

04/11/16

COMMUNITY REDEVELOPMENT:

1. **Advancing Justice – Asian Law Caucus** (Two year grant, \$90,000/year)
 - Project Title: BCSR Community Redevelopment Legal Assistance - Fair Housing Project
 - Description: Advancing Justice - Asian Law Caucus and sub-grantee Project Sentinel will research and analyze the breadth of current familial status housing discrimination in low-income neighborhoods of San Francisco through a Test-Educate-Retest model, conduct community outreach, and produce a summary of findings. The project will also educate the public and gather a testing base with more Asian/Pacific-Islander (API) and Arab, Middle Eastern, Muslim and South Asian (AMEMSA) diversity, beginning with outreach and education events in Chinatown and the Excelsior district. The collaboration will conduct site surveys and effective “Test-Educate-Retest” trials at potential violators. This partnership will also bring Project Sentinel’s services to San Francisco and educate low-income and minority populations about housing discrimination. We will hire a half-time fair housing coordinator/analyst for this project. At the end of the year, we will produce an analysis/information sheet of our findings. There is the possibility that we will not find any violations during our testing. Depending on the results from the first year, we can adjust the focus of the testing and may focus on race/national-origin discrimination of the API and AMEMSA communities in the second year. Because staff from Advancing Justice - ALC will be trained on fair housing testing, we expect this partnership and field of work to continue even beyond the grant periods.
 - Counties Served: San Francisco
 - Lead Project Staff: Katherine Chu, Staff Attorney - Housing Rights (katherinec@advancingjustice-alc.org)
2. **California Rural Legal Assistance Foundation** (Two year grant, \$154,500/year)
 - Project Title: California Housing Equity and Inclusion Initiative
 - Description: This project seeks to combat displacement in low-income communities and expand affordable housing for California families, with a particular focus on the needs of “mobile home” owners and rural communities. Together with other statewide and local advocates, the project responds to current threats to affordable housing and empowers low-income people to advocate for themselves through a combination of policy advocacy, litigation, and organizing. The campaign has four primary goals: (1) establish legal and policy responses for addressing displacement and the loss of affordable housing; (2) develop the capacity of residents to advocate for themselves; (3) expand the capacity of legal services attorneys to address displacement and loss of affordable housing ; and (4) develop and advocate for policies that help encourage and facilitate the construction of new housing.
 - Counties Served: Statewide
 - Lead Project Staff: Brian Augusta, Legislative Advocate/Project Director (baugusta@housingadvocates.org)

3. **Central California Legal Services** (Two year grant, \$117,000/year)

- Project Title: CCLS Community Redevelopment
- Description: The project has two main objectives: (1) ensure the City of Fresno policies and programs developed through their Fair Housing Analysis of Impediments (now AFFH) take actions to overcome historic patterns of segregation, promote fair housing and promote communities free from discrimination; and (2) develop capacity of low income communities to advocate for their interests in the City's planning process. The project will also educate decision makers and their staff the importance of fair housing choices. Project staff will combine efforts with residents, community and faith-based organizations working to address issues of safe and affordable housing. Staff will reach out to other community groups to inform them on the project's activities. When safe and affordable housing is available to lower-income households, it shapes a strong foundation for them to pursue healthy lifestyles, education and access to better jobs, resulting in long term benefits for the community.
- Counties Served: Fresno
- Lead Project Staff: Gillian Sonnad, Supervising Attorney (gsonnad@centralcallegal.org)

4. **Child Care Law Center** (Two year grant, \$68,000/year)

- Project Title: Turning Stumbling Blocks Into Building Blocks for Children
- Description: The goal of this project is to support economic development in low income communities by supporting and expanding family child care homes. The project will advocate that cities follow the California Day Care Facilities Act and for rights of family child care to operate from rental homes. The project will provide technical legal assistance to child care providers, nonprofits and city planners so that: (1) local ordinances governing the expansion of child care will be improved in at least five counties; (2) the number of child care spaces in family child care homes will increase, rather than decrease; and (3) anti-displacement strategies will be developed to protect family child care home providers in rental housing.
- Counties Served: Alameda, Butte, Contra Costa, Fresno, Riverside, San Francisco, San Joaquin, San Mateo, and Solano
- Lead Project Staff: Laurie Furstensfeld, Staff Attorney (lfurstensfeld@childcarelaw.org) and Patti Prunhuber, Senior Policy Attorney (pprunhuber@childcarelaw.org)

5. **Community Legal Services in East Palo Alto** (Two year grant, \$117,000/year)

- Project Title: Developing Inclusive and Stable Communities
- Description: This project will achieve transformative change for families and communities throughout San Mateo County that are being hit hard by the housing crisis. It empowers low-income residents who are at greatest risk of being displaced by providing legal support for their organizing and advocacy efforts. The goals of the project are to bring forth policy change that will minimize displacement of diverse communities and incentivize the creation of affordable housing. This project builds upon the organization's recent success in East Palo Alto and strengthens organizing and advocacy efforts that are already under way in communities throughout San Mateo County. Specifically, Community Legal Services, along with its subgrantee, Legal Aid of San Mateo County, will provide legal support, advice, and representation to organized groups of tenants where they can have broad transformative impact – for example, helping to form tenant associations and then assisting the associations as they respond to building-wide evictions and rent increases in ways that highlight the need for policy reform and educate residents about the housing crisis. The project will also provide legal support for the policy advocacy and civic engagement work of subgrantee Faith in Action (formerly SFOP/PIA). This partnership between tenants' attorneys and community-based organizations is key to preventing displacement as both policymakers and community members look for legal and drafting assistance as they work on solutions to maintain stable communities and create more affordable housing.
- Counties Served: San Mateo and Silicon Valley
- Lead Project Staff: Jason Tarricone, Directing Attorney, Housing and Economic Advancement (jason@clsepa.org)

6. Disability Rights California (Two year grant, \$102,190/year)

- Project Title: Building Communities that Include People with Disabilities
- Description: The project seeks to achieve inclusion of accessibility requirements in state and local affordable housing programs, particularly in those areas facing gentrification and other development and redevelopment pressures, which so often result in the displacement of individuals with disabilities. The program will collaborate with the Public Interest Law Project (PILP) in these efforts, which also received funding under this grant. The project will seek to enforce federal accessibility requirements in selected federally funded housing developments and in select local jurisdictions. And finally, the project will work for full inclusion of people with disabilities and their advocates in the planning and development processes.
- Counties Served: Statewide
- Lead Project Staff: Dara Schur, Project Coordinator (dara.schur@disabilityrightsca.org)

7. East Bay Community Law Center (Three year grant, \$78,000/year)

- Project Title: Community Redevelopment on Adeline Corridor
- Description: The project will promote community-centered cooperative business and housing development on the Adeline Corridor in Berkeley, so that long-time residents are not displaced by recently funded transit-oriented development on the Corridor. EBCLC will initiate a place-based anti-displacement program to help residents foster innovative growth through workshops on cooperative business formation, as well as legal advice, counsel, and representation, to help form cooperatives that create job and ownership opportunities for low-income communities of color. EBCLC attorneys and law students will provide legal education workshops focused on forming worker-owned and housing cooperatives, community land trusts, and other models for community ownership; help to incubate potential enterprises stemming from these workshops; and develop replicable models that can be applied in other Bay Area communities. Additionally, EBCLC staff will work with tenants in the Adeline Corridor to address both the short-term and long-term housing needs of the community. Finally, EBCLC staff will seek to improve the legal and structural conditions supporting cooperatives by working with city and state officials on initiatives such as publicly-funded cooperative loan funds and tax incentives for cooperative businesses and housing.
- Counties Served: Alameda
- Lead Project Staff: Jassmin Poyaoan, Community Economic Justice Clinic Director (jpoyaoan@ebclc.org)

8. Greater Bakersfield Legal Assistance (Two year grant, \$154,500/year)

- Project Title: BCSR-Community Redevelopment Grant
- Description: The Neighborhood Revitalization Project will strategically improve two neighborhoods through outreach, education, collaboration, and litigation. Impoverished neighborhoods with a high concentration of low-income renters, blight, and dilapidated housing in East Bakersfield will be targeted for revitalization efforts. The Project's Housing Community Advocates will convene neighborhood meetings so neighbors can meet each other and develop a sense of community and shared objectives. The meetings will serve as a venue for inviting local government representatives, experts, and other power holders to discuss how their agencies may participate in transforming their neighborhoods. For example, code enforcement will be a key partner and provide information and assistance specific to revitalizing each neighborhood. Residents will receive education and legal assistance in housing related matters from the Project. Litigation will be an integral strategy to combat slum housing. When necessary, the Project Attorney will file affirmative habitability lawsuits in which large numbers of residents will be impacted. Ongoing neighborhood meetings will allow residents to report on progress, voice concerns, and receive additional assistance until they feel their neighborhood has been transformed. The Project will work with two neighborhoods simultaneously, but separately. Each neighborhood will consist of at least 35 dwelling units. Each neighborhood will have its own vision and unique set of circumstances and needs. An evaluator will help gauge the effectiveness of revitalization efforts through the stories of neighborhood residents.
- Counties Served: Kern

- Lead Project Staff: Estela Casas, Executive Director (ecasas@gbla.org)

9. Inner City Law Center (Two year grant, \$150,000/year)

- Project Title: Coalition Building to End Homelessness in Los Angeles County
- Description: Over the next two years, Inner City Law Center (ICLC) will take the lead in building a new and robust policy advocacy infrastructure in Los Angeles. The project will unite grassroots allies around shared strategies to lead Los Angeles City and County in devising workable solutions that will prevent more people from becoming homeless and house those who have no place to live. ICLC will undertake three major activities to develop and promote programmatic, political and legislative solutions that will create and preserve affordable housing, prevent and end homelessness, and generally promote housing stability for low-income residents of Los Angeles. Using its expertise in policy analysis and organizing, ICLC will build a network of homeless service providers, community organizations, and nonprofit housing developers committed to working collaboratively throughout Los Angeles County. Using the extensive relationships that coalition members have with other nonprofits, the project will develop political support for additional resources and best practices by forging alliances with labor, civil rights, faith, immigrant, and neighborhood allies whose members are often on the brink of homelessness. Using the legal expertise of ICLC's staff and pro bono partners, the project will provide legal and technical assistance, training, and advice in a range of functional areas to increase the capacity of these organizations and allies to advocate for systemic change.
- Counties Served: Los Angeles
- Lead Project Staff: Jerry Jones, Director of Public Policy (jjones@innercitylaw.org)

10. Insight Center for CED (Two year grant, \$90,000/year)

- Project Title: Low Income Family Transformation (LIFT): Expanding Effective Economic Security Policies and Practices
- Description: In the Bay Area, over 1.1 million workers earn under \$18 hourly, with the majority earning under \$12 hourly, due to (1) growth in the number of low-wage jobs, including jobs supported by public investment; (2) economic instability for low-income workers, who often face wage theft and health hazards on the job; and (3) inadequate development of workforce measures that create real pipelines for low-income people to move into middle class careers. Several Bay Area QLSPs are seeking solutions to these problems, including the Lawyers' Committee for Civil Rights, Public Advocates, the Legal Aid Society-Employment Law Center, and Community Legal Services in East Palo Alto. This project will work closely with these and other QLSPs. The main objectives and strategies are to work with and provide support to QLSPs actively engaged in coalition efforts to improve access to good paying jobs and the job training that leads to those jobs. The project will support these QLSPs in seeking (a) changes in Bay Area workforce development policies and programs consistent with best practices; (b) improvements in wages, benefits, and working conditions at lower wage jobs supported by public investment; and (c) creation of real pipelines for low-income residents into good jobs through targeted hiring policies and effective workforce development programs. The project will also research and identify the best federally-funded workforce development programs and the policies and funding needed to support them, and assist Bay Area QLSPs in advocating for similar programs in their communities.
- Counties Served: San Francisco Bay Area
- Lead Project Staff: Brad Castel, Chief Legal Officer (bcastel@insightccd.org)

11. Law Foundation of Silicon Valley (Two year award, \$81,221/year)

- Project Title: Silicon Valley Housing Equity and Inclusion Initiative
- Description: The Law Foundation will conduct policy advocacy and litigation to prevent the unnecessary displacement of tenants by preserving our existing supply of affordable housing, to add new affordable units, and to ensure equity and integration of housing, with the long term goal of addressing Silicon Valley's poverty crisis in particular. The proposed efforts will focus on low-income communities and communities of color in Santa Clara and San Mateo Counties, who are at an increased risk of being forced to leave our community or live in sub-standard conditions. The project's objective is to prevent the

unnecessary displacement of tenants by preserving our existing supply of affordable housing, to add new affordable units, and to ensure equity and integration of housing. Core activities include: advocate for stronger protections for residents of mobile home parks; lead efforts to push local cities to adopt rent stabilization, just cause eviction requirements, and anti-Section 8 discrimination protections, with focus on areas where residents are at high risk of being displaced; collaborate with stakeholders and advocate with the City of San Jose to adopt smart policies for urban villages to protect current residents against unnecessary or unfair displacement and ensure they are developed in an inclusionary way; monitor local jurisdictions to ensure that they are working toward fulfilling their housing elements goals and requirements; advocate with cities across Silicon Valley to take steps proactively to address significant disparities in access to community assets, to overcome segregated living patterns and support and promote integrated communities, to end racially and ethnically concentrated areas of poverty, and to foster and maintain compliance with civil rights and fair housing laws; and advocate for funding for new housing development.

- Counties Served: San Mateo and Santa Clara
- Lead Project Staff: Kyra Kyzantzis, Directing Attorney (KyraK@lawfoundation.org)

12. Legal Aid Foundation of Los Angeles (Two year award, \$154,500/year)

- Project Title: 1939-Community Redevelopment Grant-2016-Legal Aid Foundation of Los Angeles -41
- Description: This project will address conditions that prevent a resurgence of economic opportunity in the neighborhoods hardest hit by the foreclosure crisis— specifically those in South Los Angeles. The project will aim to curb the tide of displacement pressures on residents spawned by a wave of foreclosures by focusing advocacy efforts on three root causes: lack of affordable housing, unbalanced redevelopment and environmental degradation. The major objectives and strategies for the project are to: represent community groups in negotiations to secure more equitable development, provide capacity-building transactional legal support to community groups working for equitable development, assist residents with land use decisions impacting opportunities for stable affordable housing and jobs in their community, and advise residents seeking environmental justice. Specifically, the project will focus on three key core activities: (1) Transactional and Non-litigation support: the project would provide transactional and non-litigation advocacy and support for non-profit groups, coalitions and residents working towards achieving equitable development in South Los Angeles; (2) Education and Outreach: the project will carry a strong education and outreach component, including “know-your-rights” presentations and workshops to community groups and residents on issues of equitable development, land use and environmental justice; (3) Collaboration with Partners: LAFLA will work with its partners as part of the California Consumer Justice Coalition through “warm referral” protocols and work with partners Bet Tzedek and Public Counsel to coordinate efforts to support groups working on equitable development matters and policy issues impacting the availability of affordable housing and community economic development in South Los Angeles, while at the same time directing residents with immediate foreclosure related concerns to our partners who focus on foreclosure defense and prevention.
- Counties Served: Los Angeles
- Lead Project Staff: Fernando Gaytan, Managing Attorney (fgaytan@lafla.org)

13. Legal Aid of Marin (Two year award, \$112,500/year)

- Project Title: Building Inclusive Communities
- Description: Serve as resource for the County of Marin, jurisdictions and service agencies to educate county staff and stakeholders, including the Community Development Agency, CDBG recipients and potential applicants, staff of municipalities, advisory boards, community and minority advocacy groups and other interested parties and housing advocates in order to advance the Affirmatively Furthering Fair Housing (AFFH) initiatives and obligations and identify and develop opportunities to incorporate AFFH on the community policies and practices. Fair Housing of Marin and Legal Aid of Marin staff will participate in various meetings and working groups to further the AFFH agenda and train municipalities on AFFH obligations.
- Counties Served: Marin, Solano, and Sonoma

- Lead Project Staff: David Snyder, Executive Director (dsnyder@legalaidmarin.org) and David Levin, Managing Attorney (dlevin@legalaidmarin.org)

14. Legal Aid Society of Orange County (Three year award, \$103,000/year)

- Project Title: Housing and Community Redevelopment Project
- Description: The core aspect of the project is to enforce existing law to ensure the development of affordable housing units and emergency homeless shelters. LASOC will organize and oversee litigation against jurisdictions to assure that cities are in compliance with state, federal and housing element laws. This project has three major advocacy objectives and strategies to accomplish: (1) ensure compliance with statutory requirements under SB2 zoning ordinances, housing element programs, and the development of emergency shelters; (2) challenge exclusionary land use practices to preserve and accommodate low income and homeless residents; and (3) provide community outreach, education, training and litigation.
Counties Served: Orange
- Lead Project Staff: Robert Cohen, Executive Director (bcohen@legal-aid.com)

15. Legal Aid Society-Employment Law Center (Two year award, \$117,000/year)

- Project Title: Integrated Community Development Collaboration
- Description: Partnering with community development organizations (CDO), Legal Aid Society-Employment Law Center (LAS-ELC) will bring its community legal services model to San Diego's low-income and underserved rural, suburban, and urban areas to promote financial stability and growth. LAS-ELC's partners are Casa Familiar, located in San Ysidro; Community Housing Works, headquartered in Mission Valley; and Housing Opportunities Collaborative, headquartered in Downtown San Diego. LAS-ELC will hire an experienced bilingual Project Fellow to conduct outreach, build relationships, and launch services in collaboration with its partner community development organizations (CDOs). Specifically, the organization will leverage the existing outreach networks, mechanisms, and events of its partners and offer trainings and clinics as their in-kind capacity allows. Additionally, the model will bring to fruition its developing partnership with the University of San Diego School of Law, to provide clinic-based services that will provide an additional service venue to complement and incorporate a law school foundation to this project. LAS-ELC's project will also enable our CDO partners' capacity to identify and refer employment-related problems and further broad, systemic community development, health, empowerment, and change.
- Counties Served: San Diego
- Lead Project Staff: Mike Gaitley, Director, Community Legal Services (mgaitley@las-elc.org)

16. Legal Services of Northern California (Three year award, \$83,000/year)

- Project Title: Rural Community Development
- Description: LSNC's Rural Community Development Project proposes to develop the capacity of community organizations seeking to combat poverty and homelessness in more rural and isolated parts of northern California. LSNC will assist such organizations develop long term capacity to advocate for low income communities and represent these organizations in their efforts to prevent and eliminate homelessness and create and preserve affordable housing.
- Counties Served: LSNC's 23 county service area
- Lead Project Staff: Sarah Steinheimer, Regional Counsel (ssteinheimer@lsnc.net)

17. National Center for Youth Law (Two year award, \$94,500/year)

- Project Title: Ensuring Foster Youth Benefit from Prioritization in a Policy Landscape of Realignment and Local Control
- Description: National Center for Youth Law (NCYL) will develop and ensure effective implementation of new state and local policies that help foster youth successfully transition into adulthood and meaningful employment. Without services and supports, foster youth are vulnerable to continued disconnection from the community, often resulting in lifelong poverty and social hardship. The overall goal of this project is to ensure foster youth exit foster care with the education and employment skills needed to thrive as adults and as contributing members of their community. The primary strategy aims at

ensuring foster youth receive increased and improved education, independent living, and employment supports as a result of California's recent investments in systems serving at-risk youth. Core partners in this effort will be the many local non-profit organizations providing services to California foster youth or advocating for statewide policy change. Together the project will: collaborate to identify best practices, institutional barriers, and the type of monitoring and technical support the state should provide to ensure foster youth successfully transition to adulthood and into meaningful careers; engage in policy research and analysis to identify changes to law, regulations, and practice necessary if foster youth are to receive increased and improved supports as a result of California's recent investments in the systems serving at-risk youth, and build and lead a coalition of non-profit service providers and legal service organizations through which the project will collectively develop and help implement policies that provide foster youth the opportunities they need.

- Counties Served: Statewide
- Lead Project Staff: Jacqueline Thu-Huong Wong, Director of Government Relations (jwong@youthlaw.org)

18. National Housing Law Project (Two year award, \$127,500/year)

- Project Title: California Home: Building the Foundation for Greater Housing Opportunity, Access, and Security in All Our Communities
- Description: NHLP's program will provide key tools for communities to address historic housing barriers and to create real, meaningful fair housing choice for all. This program's grounding principle is that low-income and historically marginalized community members should be able to decide where they want to live and, as the experts on their communities, influence important fair housing planning processes. NHLP is working statewide in the following four areas: (1) Affirmatively Furthering Fair Housing (AFFH) focuses on the critical resources and support that NHLP will provide to low-income, historically-marginalized communities and stakeholders on HUD's new AFFH rule. Their objective is to facilitate an active role for community members in the critical fair housing planning processes that determine where and how billions of federal housing dollars are spent each year; (2) The California Housing Choice Vouchers Project will focus on work with CA. advocates and national partners to develop federal, state, and local policies that promote fair housing choice for families with housing voucher assistance; (3) The Anti-Homelessness Project addresses the crucial needs for field practitioner resources and for coordinated policy advocacy aimed at decreasing homelessness levels among two groups highly at risk under current policies and practices: domestic violence survivors and ex-offenders; and (4) NHLP's Affordable Housing Preservation Project will draw from four decades of experience on preserving and improving affordable rental homes and on defending low-income and vulnerable community members against displacement and gentrification outcomes. NHLP's program will employ these core strategies across its four focus areas: targeted technical assistance, training and resources, policy advocacy, litigation, and strong partnerships with local organizations. These strategies represent a holistic approach to developing the capacity of low-income and historically vulnerable populations, addressing systemic impediments to fair housing choice and transforming community members from being bystanders to community stakeholders.
- Counties Served: Statewide
- Lead Project Staff: Karlo Ng (kng@nhlp.org)

19. Public Advocates (Two year grant, \$102,000/year)

- Project Title: Investment Without Displacement
- Description: Transit-oriented development promises to revitalize long-neglected neighborhoods, but it also threatens to drive longtime low-income residents from transit-rich neighborhoods. Public Advocates' successful collaborations with organized low-income residents have achieved legal and policy changes that meet the most pressing needs of low-income communities while protecting them from displacement. With PA's legal, policy and technical support, the 6 Wins Network showed that organized low-income residents can develop solutions that increase opportunity for their communities while bringing multiple benefits to the whole region. Taking this model to Sacramento, PA has been instrumental in ensuring that "cap-and-trade" revenues provide meaningful benefits to disadvantaged communities across the state, including \$500 million this year alone for affordable housing and local

transit service improvements. Building on that record, this project pursues a comprehensive and integrated set of state strategies to address the twin needs facing low-income communities: economic revitalization that benefits existing residents, and protection of those residents against displacement so they can enjoy the benefits of that revitalization. PA will provide low-income communities with legal, policy and strategy support to engage effectively in shaping local, regional and state development and investment decisions.

- Counties Served: Statewide
- Lead Project Staff: Richard Marcantonio, Managing Attorney (rmarcantonio@publicadvocates.org)

20. Public Interest Law Project (Two year grant, \$102,000/year)

- Project Title: Inclusive Community Development – Affordable & Sustainable Without Exclusion
- Description: The primary focus of this project is to address the “perfect storm” of gentrification and discriminatory exclusion from “communities of opportunity” suffered by California lower income households and communities of color. The sudden elimination of redevelopment funds for affordable housing statewide, ended equity for lower income communities in community development financing. The project will support and guide local legal services programs stepping in to combat the ominous threat of hyper-segregation of urban and suburban communities and disinvestment of rural communities. The project will provide support, expertise and guidance to Qualified Legal Service Providers (QLSPs) for advocacy, legislation and litigation in a concerted effort to ensure that this new community development: (1) includes new affordable housing, in lower income communities and communities of opportunity and (2) preserves existing affordable housing. The project will work with QLSPs to win state and local policies, practices and legislation that further these objectives.
- Counties Served: San Francisco Bay Area counties, Fresno, Orange, Sacramento, Los Angeles
- Lead Project Staff: Michael Rawson, Director (mrawson@pilpca.org) and Deborah Collins, Managing Attorney (dcollins@pilpca.org)

21. Public Law Center (Two year award, \$109,500)

- Project Title: Orange County Community Redevelopment
- Description: This project will provide legal services to revitalize and stabilize low-income communities in Anaheim, Costa Mesa, Garden Grove, Huntington Beach, Santa Ana, Stanton, and Westminster. The project will employ four main strategies: (1) increase the availability of affordable housing for low-income families through engagement, representation, advocacy, and litigation designed to support the development of new affordable housing; (2) preserve existing affordable housing for low-income families through engagement, representation, advocacy and litigation on issues such as code enforcement, motel homelessness and mobile home parks; (3) increase entrepreneurship and participation in the childcare industry by Central Orange County residents through transactional support and capacity building; and (4) organize and empower low-income community members to advocate on their own behalf within the municipal and county public policy process.
- Counties Served: Orange
- Lead Project Staff: Lili V. Graham, Directing Attorney, Housing Unit (lgraham@publiclawcenter.org)

22. Western Center on Law and Poverty (Two year award, \$117,000/year)

- Project Title: Legal Solutions for California’s Housing Crisis
- Description: This project aims to increase Western Center’s capacity to create sweeping affordable housing and community development policy solutions that impact all 58 counties and 8.3 million low-income Californians living at or below 125% FPL. Among the project’s goals are as follows: promote adoption of inclusionary zoning programs for rental housing; enhance density bonus laws; improve local and state land use policies to promote affordable housing; prohibit discrimination against Section 8 voucher holders and enforce due process rights; protect the rights of mobilehome park residents; secure meaningful relocation and replacement housing obligations for displaced tenants and mobilehome owners; secure a permanent source of state affordable housing financing; pursue deeper targeting of Cap-and-Trade revenue for disadvantaged communities; strengthen community obligations regarding homeless shelter, supportive and permanent housing and services; and increase advocacy capacity among

California's legal services attorneys and community organizations. Western Center will also work closely with two partners and grant subrecipients, Legal Aid Society of San Mateo County and Inland Counties Legal Services.

- Counties Served: Statewide (including focus on rural counties)
- Lead Project Staff: Lynn Martinez, Managing Attorney (slmartinez@wclp.org)

23. Worksafe, Inc. (Two year grant, \$90,000/year)

- Project Title: Safe, Secure, and Sustainable Jobs for Day Laborers
- Description: Through a collaboration between Worksafe, Centro Legal de la Raza ("Centro"), and Street Level Health Project ("SLHP"), this Project will bring together policy advocacy, legal advocacy, and community based direct service and empowerment to support and promote the economic development and stabilization of the day labor community and their families in California. The goals of the Project are to: (1) Develop and implement a Professional Certification Training Program ("Training Program") that will provide workers with legal and advocacy trainings regarding their workplace immigration and employment and labor law rights; (2) raise the capacity of Street Level Health Project's day labor program to be able to provide job development resources for day laborers, organize day laborers, and build a worker-based policy reform campaign; (3) provide education and consultation to day laborers in wage theft and working conditions administrative complaints so that they can self-advocate; and (4) take steps towards building a coalition of Northern California Day Labor Centers to support one another and work together to strategically develop a Northern California policy agenda.
- Counties Served: Statewide
- Lead Project Staff: Jora Trang, Managing Attorney (jtrang@worksafe.org)

FORECLOSURE PREVENTION ASSISTANCE:

1. Advancing Justice – Los Angeles (Two year award, \$120,000/year)

- Project Title: Home Preservation Project
- Description: Asian Americans Advancing Justice – Los Angeles (Advancing Justice – LA) will provide linguistically appropriate direct legal assistance to homeowners who are in danger of losing their homes to foreclosure. Assistance will be provided before the start of the foreclosure process, during the foreclosure process, and after the foreclosure process. Core activities will include: Advice on the foreclosure process; screening for legal violations and viable legal remedies; screening for loan modification eligibility; providing loan modification counseling and modification application assistance; legal representation where foreclosure is a result of fraud or other unlawful conduct or when title is lost; and advice and assistance with the post-foreclosure process. Advancing Justice – LA is partnering with Shalom Center for T.R.E.E. of Life (Shalom Center), a HUD-approved housing counseling agency, who will be providing loan modification counseling and modification application assistance. Advancing Justice – LA and Shalom Center collectively have over 20 years of experience assisting homeowners in Los Angeles County and Orange County; specifically serving Asian American, limited-English proficient homeowners facing foreclosure. Currently, staff can provide services in Chinese, Khmer, Korean, Thai, and Vietnamese.
- Counties Served: Los Angeles and Orange
- Lead Project Staff: Anthony Roh, Direct Services Director (aroh@advancingjustice-la.org)

2. Asian Pacific Islander Legal Outreach (Three year award, \$60,000/year)

- Project Title: Central Valley-East Bay Homeowner Assistance Program

- Description: This project will provide legal services, education, and outreach to homeowners at risk of foreclosure. Bringing together the experience of Asian Pacific Islander Legal Outreach, Lao Family Community Empowerment, and El Concilio, the CV-EBHAP will focus on immigrant, elder, and limited-English speaking homeowners, who have been underserved and disproportionately impacted by the foreclosure crisis. The project will provide foreclosure prevention legal services with issues including, but not limited to: outreach and education on the foreclosure process and legal options; review of loan documents and counseling regarding loan modifications, and triage for state or federal violations, including HBOR violations; loan modification assistance, including all consumer options; negotiation, mediation, and litigation; loan modification denial appeals; reverse mortgage advice to older adults; pursuing affirmative actions to restore title in other contexts, such as consumer fraud, predatory lending, or financial abuse; and policy advocacy and support services to increase capacity and foster collaborations. Culturally competent services will be provided in the language of the client's choice as the partners have staff capacities in over 15 languages. The project will offer all services at community sites in Modesto, Stockton, and Oakland.
- Counties Served: Alameda, Contra Costa, San Joaquin, and Stanislaus
- Lead Project Staff: Raheel Hayat, Interim Supervising Attorney (rhayat@apilegaloutreach.org)

3. Bay Area Legal Aid (Two year grant, \$237,000/year)

- Project Title: Foreclosure Prevention Project
- Description: Bay Area Legal Aid will provide free legal assistance and education to homeowners to help them prevent foreclosure by facilitating their understanding of the foreclosure process and their legal options relevant to the circumstances. The project will operate across BayLegal's seven-county service area, which includes the counties of Alameda, Contra Costa, Marin, Napa, San Mateo, San Francisco and Santa Clara. The major objectives for BayLegal's project is to preserve home ownership and/or home equity, restore title to the homeowner; and/or modify their loans. Core project activities include providing broad-reaching outreach and education and direct legal assistance including advice and counsel and representation to help homeowners prevent foreclosure. BayLegal's subgrantee, Housing & Economic Rights Advocates (HERA), will provide statewide foreclosure prevention assistance from the moment that the home is at risk, including loan modification assistance, negotiation, mediation, and litigation to address servicer violations, and a full host of legal tools to prevent bank repossession.
- Counties Served: Alameda, Contra Costa, Marin, Napa, San Francisco, Santa Clara, San Mateo (BayLegal), and statewide (HERA)
- Lead Project Staff: Claire Johnson Raba, Consumer Attorney (cjohnson@baylegal.org)

4. Bet Tzedek Legal Services (Two year grant, \$117,000/year)

- Project Title: Foreclosure Prevention and Housing Preservation for Seniors and People with Disabilities
- Description: This project combats foreclosure and loss of homeownership on behalf of seniors and persons with disabilities in Southern California, through education, counsel, advice, limited scope representation, and full representation. Bet Tzedek will collaborate with government and service agencies, direct escalations to banks and servicers, and file complaints with the CFPB, in addition to filing lawsuits and providing advice.
- Counties Served: Los Angeles, Orange, Riverside, San Bernardino, San Diego, and Ventura
- Lead Project Staff: Anna Burns, Consumer Protection Attorney (aburns@bettzedek.org)

5. California Advocates for Nursing Home Reform (Two year grant, \$90,000/year)

- Project Title: Home Equity Protection Program
- Description: CANHR's Home Equity Protection Program (HEPP) seeks to prevent financial mortgage scams and safeguard the homes of California's low-income seniors. CANHR's HEPP will stem the tide of predatory reverse mortgages and improper estate planning practices that are leading to the loss of homes in low-income communities. HEPP will do outreach to senior consumers to educate them about how to protect their home equity. HEPP will also provide training and support for the legal services providers, county APS workers, housing advocacy groups, and social workers who currently interface with seniors who are being victimized by predators that target cash-poor but equity rich older adults. CANHR's HEPP

will also provide training materials and support for California's State Bar Trust and Estate Section's "Educating Seniors Project." HEPP has three core objectives. The first objective is to stem the growth of unsuitable reverse mortgage lending practices that lead to defaults and foreclosures. HEPP will educate consumers and professionals about the unseen risks associated with reverse mortgages, and make suggestions about alternatives to these high cost loans, such as family support when possible, or low-cost family equity lending arrangements. The second HEPP objective is to develop a consumer and legal services education campaign about California's new law creating Transfer on Death Deeds (TODs). TODs are meant to make property transfers easy and inexpensive without the necessity of an attorney or other licensed professional. Consumers and legal services providers need to know that because of their ease of use, TODs make seniors more susceptible to undue influence and elder abuse. It is imperative that low-income elders fully understand that, unlike other property interest documents, a TOD will expose their homes to Medi-Cal estate recovery. HEPP will offer training on alternatives to TODs, such as irrevocable life estates, which preserve the family home for future generations. HEPP's third objective is to expand CANHR's consumer outreach and education about the Medi-Cal recovery program. Lack of knowledge about the Medi-Cal estate recovery program can lead to the loss of the family home. HEPP will create and distribute a Home Equity Protection Toolkit.

- Counties Served: Statewide
- Lead Project Staff: Julie Pollock, Long Term Care Advocate (julie@canhr.org)

6. California Rural Legal Assistance, Inc. (Two year award, \$147,000/year)

- Project Title: Rural Foreclosure Assistance Project
- Description: This project will combat discriminatory lending patterns in low-income, rural communities. CRLA plans a comprehensive project targeting underserved populations and communities with: (1) outreach and education, including distributing fair lending materials in community-appropriate languages and conducting foreclosure prevention workshops; (2) compliance-based technical assistance and training for lenders and enforcement-based technical assistance and training for other public and private service providers; (3) collaboration with advocacy partners; and (4) direct client assistance with foreclosure intervention and lending discrimination services.
- Counties Served: Rural Counties with an emphasis on the Central Valley
- Lead Project Staff: Christina Teixeira, Fair Housing and Foreclosure Program Director (cteixeira@crla.org)

7. East Bay Community Law Center (Two year award, \$105,000/year)

- Project Title: Consumer Debt & Foreclosure Clinics
- Description: The focus of this project is to prevent foreclosures of low-income homeowners in Alameda County by restoring or protecting the incomes of those who are at risk of losing their homes. EBCLC will provide holistic legal and financial assessments for each homeowner served under the project, addressing needs in relation to consumer debt and student loan issues, DMV issues and driver's license suspensions, and other income protection strategies. All homeowners served by the project will be screened to determine what of EBCLC's multimodal palette of services--including community legal education and outreach, limited-scope legal interventions, and holistic representation--are appropriate for the homeowner's situation. Additionally, EBCLC will continue to explore opportunities to advocate for policy changes that support the project goal of protecting low-income homeownership.
- Counties Served: Alameda
- Lead Project Staff: Sharon Djemal, Director, Consumer Justice Clinic (sdjemal@ebclc.org)

8. Inland Counties Legal Services (Two year award, \$102,000/year)

- Project Title: Foreclosure Prevention Advocacy Project (FPAP)
- Description: Inland Counties Legal Services (ICLS) will provide direct legal services as well as outreach and education to homeowners and seniors to prevent foreclosures. ICLS will use grant funds to prevent instability created by foreclosures, ill-advised reverse mortgages and home improvement energy or weatherization project financing pitfalls. ICLS will target services beyond advice and counsel to specific circumstances that may lead to the loss of a home. These efforts will be in collaboration with the Fair

Housing Council of Riverside County (FHCRC), who has expertise in real property loan modifications, appeals, reverse mortgages, and energy and/or weatherization projects. ICLS will identify appropriate cases referred by FHCRC, or developed in-house, for either negotiation, mediation or litigation. Informal negotiation will sought in an effort to resolve the issues as efficiently as possible. If that is not possible, ICLS will engage in mediation when the adverse party is amendable to such a process. As a last resort, if litigation is required ICLS intends to seek appropriate injunctive relief so that any sought after judicial relief can be obtained in a timely fashion thus obtaining meaningful relief for the client.

- Counties Served: Riverside
- Lead Project Staff: Darrell K. Moore, Deputy Director (dmoore@icls.org)

9. Legal Aid Foundation of Santa Barbara (Two year award, \$110,000/year)

- Project Title: Foreclosure Prevention Project
- Description: This project will represent individual homeowners in pre-foreclosure or in foreclosure, and individuals who are seeking to become homeowners but who are in danger of signing inappropriate loans or future foreclosure. A strong component of this program will also be to educate the community regarding foreclosure prevention.
- Counties Served: Santa Barbara
- Lead Project Staff: Cameron Van Tassell, Consumer Protection Attorney (cvantassell@lafsb.org)

10. Legal Aid Society of Orange County (Three year award, \$75,000/year)

- Project Title: Sustainable Homeownership Program
- Description: The core aspects of this project is to provide comprehensive legal assistance, education, outreach, counseling, and support for homeowners facing foreclosure in Orange County and surrounding communities. The current crisis facing homeowners is the increased loan payments brought on by the federal Home Affordable Modification Program (HAMP) resets and homeowners who have home equity lines of credits (HELOCs). Clients with HELOCs and 2nd mortgages may have to adjust to a tripling of their former payments and homeowners with HAMP loan modifications will face significantly higher loan payments after the resets in 2016 and 2017. LASOC intends to address the needs of distressed homeowners who are facing default, assist homeowners in need of loan modifications and reverse mortgage advice, and pursue affirmative actions to restore title in cases involving consumer fraud, predatory lending and/or financial abuse and review loan documents for state and federal violations including Homeowner Bill of Rights violations (HBOR). Additionally, LASOC will provide and develop targeted outreach and community education on the foreclosure process and provide legal options through its sub-grant partner, the Orange County Housing Opportunities Collaborative's (OCHOC) Virtual Counselor Network (VCN), a network of online resources available to homeowners in Orange, Los Angeles, and Inland counties.
- Counties Served: Los Angeles, Orange, and Inland
- Lead Project Staff: Holly Edwards, Directing Attorney (hturney@legal-aid.com)

11. Legal Aid Society of San Diego (Two year award, \$117,000/year)

- Project Title: Homeownership Retention and Foreclosure Prevention
- Description: Legal Aid Society of San Diego, Inc. ("LASSD") has designed the Homeownership Retention and Foreclosure Prevention ("HRFP") project to keep San Diegans in their homes. The proposed project aims to build a comprehensive network of assistance for distressed homeowners and first time homebuyers by: increasing community awareness of common scams targeting distressed homeowners; providing legal assistance in assisting distressed homeowners with obtaining loan modifications; and, enforcing their rights under HBOR and other consumer protection statutes.
- Counties Served: San Diego
- Lead Project Staff: Alysson Snow, Senior Attorney, Consumer Division (alyssons@lassd.org)

12. Legal Services of Northern California (Three year award, \$68,000/year)

- Project Title: Foreclosure Prevention Project
- Description: The Foreclosure Prevention Project will assist low and moderate income homeowners at risk for foreclosure in LSNC's 23 county service area. The project will prioritize assisting low-income homeowners in rural or isolated communities, where there are few services for homeowners. LSNC's legal services may include assessing a homeowner's options for a loan modification or other foreclosure prevention program; assisting homeowners apply for loan modifications and appeal loan modification denials; negotiation with servicers to address loan servicing violations; and litigation to restore title when lost through a foreclosure scam or to enforce procedural protections under California's Homeowner Bill of Rights (HBOR). This project will build upon the institutional knowledge LSNC gained through its recent successful administration of a Consumer Assistance Grant (CAG) focused on foreclosure prevention.
- Counties Served: LSNC's 23 county service area
- Lead Project Staff: Sarah Steinheimer, Regional Counsel (ssteinheimer@lsnc.net)

13. National Housing Law Project (Two year grant, \$60,000/year)

- Project Title: Foreclosure Prevention Legal Assistance
- Description: HBOR, HAMP, and the new CFPB mortgage servicing rules provide tools for the state's consumer and legal services attorneys to represent homeowners affected by foreclosure. However, the law and regulations affecting foreclosures and loan modifications are constantly in flux, and case law also develops quickly in the field. NHLP's training, practitioner resources, technical assistance, and litigation support will help ensure that the state's attorneys use these new tools successfully. The project's long-term objective is to assist California consumer and legal services attorneys in preventing foreclosures. NHLP's work assisting legal services in their clients' representation will prevent the displacement of low-income homeowners, a key component to stabilizing neighborhoods and it will support retention for those homeowners of what is usually their greatest personal asset, their homes. Fewer homes sacrificed to foreclosure also translates into reduced opportunities for speculative investors and purchases by non-owner occupied buyers, a recurrent event in the recent foreclosure crisis that hurt the affordable housing market. NHLP will employ multiple strategies to prevent foreclosures, encompassing a full-range of support services to the state's attorneys assisting homeowners including trainings, practitioners' resources, dissemination of information, technical assistance targeted to new and emerging issues of law, policy advocacy, and litigation support.
- Counties Served: Statewide
- Lead Project Staff: Kent Qian, Staff Attorney (kqian@nhlp.org)

14. Neighborhood Legal Services (Two year award, \$102,000/year)

- Project Title: Home Ownership Guaranteed by Accessing Rights
- Description: NLSLA will provide a wide range of services to homeowners in distress including, but not limited to education, advice, loan modification assistance, and legal representation. The major objectives are to: increase presence and foreclosure prevention services in the Antelope Valley; establish foreclosure prevention clinics; and provide holistic services to homeowners struggling to keep their home. NLSLA will employ the following strategies: engage the community through education and outreach and build on its existing organizational network; conduct intake of potential clients to ensure their individual foreclosure prevention needs are met; seek loan modifications, appeal wrongful modification denials, and assist homeowners pursue other assistance such as programs through Keep Your Home California; and employ litigation when necessary to vindicate important homeownership rights.
- Counties Served: Los Angeles
- Lead Project Staff: Antonio Hicks, Supervising Attorney (AntonioHicks@nlsla.org)

15. Public Counsel (Two year award, \$117,000/year)

- Project Title: Foreclosure Prevention Project
- Description: This project will provide foreclosure prevention legal services to at least 100 homeowners annually. Over the next two years, Public Counsel anticipates that demand for foreclosure prevention

legal services will remain steady or grow as homeowners face burgeoning threats to the security of their homes, including property-related fraud, predatory lending, and increased rates of default on home-equity lines of credit and Home Affordable Modification Program (HAMP) loans. Public Counsel's foreclosure prevention staff will tackle these issues and the organization will have the capacity to meet consumer demand.

- Counties Served: Los Angeles
- Lead Project Staff: Anne Richardson, Directing Attorney of the Consumer Law Project (arichardson@publiccounsel.org)