



The State Bar of California

OPEN SESSION

AGENDA ITEM

IX.A MARCH 2022

LEGAL SERVICES TRUST FUND COMMISSION

DATE: March 11, 2022

TO: Members, Legal Services Trust Fund Commission

FROM: Dan Passamaneck, Senior Program Analyst, Office of Access & Inclusion

SUBJECT: Recommendations for Administration of 2023 Bank Grant Funding

EXECUTIVE SUMMARY

The Bank Grant Committee (committee) oversees administration of the Bank Community Stabilization and Reinvestment Grants (Bank Grants). Its responsibilities include developing recommendations for the Legal Services Trust Commission (commission) regarding funding criteria and distributions. The State Bar has on hand approximately \$5.5 million in Bank Grant funds available for distribution; this amount includes funds that have not yet been allocated for distribution, interest thereon, and funding that grantees have returned or will return because it was unspent at the conclusion of their grants. The committee met on February 23, 2022 and approved a recommendation to retain remaining Bank Grant funds during 2023 and to begin preparations for a competitive grants program to distribute all available remaining funds beginning in 2024. The committee will present this recommendation to the Commission at its March 11, 2022 meeting.

BACKGROUND

The Bank Grant program began in 2013 with funds provided by the state Attorney General's office through the settlement of Homeowner's Bill of Rights litigation; these funds were fully distributed in three-year grants from 2014 to 2016. The State Bar then received separate funding in 2015 and 2016 through the settlement of federal litigation against financial institutions. The terms of these settlements require these funds to be distributed by the State Bar in grants to IOLTA-funded organizations for legal services in the areas of foreclosure

prevention and community redevelopment. The settlements do not require that the funds be distributed or spent within any specific time frame. Attachment A is a copy of a 2016 letter from the litigation monitor summarizing these terms.

Bank Grant settlement funds received in 2015 and 2016 have funded 176 multi-year project grants, as well as 75 planning grants to help eligible organizations develop viable proposals. The first 38 project grants funded through these settlements were issued in 2016, for two- or three-year grant terms; another 55 three-year grants were issued in 2017. Planning grants totaling \$750,000 during 2017 preceded the issuance of 71 three-year grants for the period 2018-2020. In 2020, the State Bar issued 13 more grants with these funds, for a three-year period concluding in 2022. To date, approximately \$46.6 million of these funds has been distributed. Attachment B is a funding history chart for bank grants made with funds received in 2015 and 2016.

When the 2018 grants concluded in 2020, grantees were permitted a one-year carryover period during which to draw down remaining grant funds; when the 2020 grants conclude at the end of 2022, they may request a six-month carryover period consistent with commission policy. The grant agreement between grantees and the State Bar requires that any funds unspent after a carryover period be returned to the State Bar for redistribution in future grant cycles. Grantees will submit reports in April 2022 on the expenditure of unspent funds carried over from the 2018 grants into 2021; any remaining funds will be remitted for future distribution.

The State Bar currently holds approximately \$5.5 million in bank grant funds that have yet to be distributed. In 2020 and 2021, the committee determined to hold those funds for future distribution, rather than to distribute them in the following year.

The committee discussed options for administering Bank Grant funds in 2023 that included distribution to existing grantees and distribution to all eligible grantees by formula, and concluded that the amount of funds available would have the greatest impact through a focused RFP process. The committee also noted that other funding programs to be administered by the State Bar in 2023 could reduce the impact of these grants if they were to be released at the same time. The committee discussed the many steps involved in developing a new RFP and scoring rubric, and for administering an application process and reviewing proposals. The committee further noted that grantees had made adjustments in response to disasters and the global pandemic and appeared increasingly able to undertake new projects.

DISCUSSION

Following this discussion, the committee determined that, though distribution of remaining Bank Grant funds in 2023 still seemed premature, the time was ripe to begin planning for distribution of all available remaining funds after 2023. The committee therefore approved a

resolution to recommend no distribution of Bank Grant funding in 2023, but that distribution plans be revisited once the total amount available for distribution is known, and after review of additional evaluation reporting.

Distribution of these funds will require months of advance preparation, but a plan to begin development of an RFP in 2022 for release in 2023 and distribution of funds beginning in 2024 would provide ample time to develop funding criteria, an application, and a scoring rubric for the commission's approval. The committee has expressed the intention to undertake that work beginning in Fall 2022, for the commission's approval in 2023 and distribution of funds beginning in 2024.

RECOMMENDATIONS

Should the Commission concur in the proposed action, passage of the following resolution is recommended:

RESOLVED, that Legal Services Trust Commission adopts the recommendation of the Bank Grants Committee that no Bank Grant funds be distributed in 2023, but that distribution plans be revisited in 2023 after review of additional evaluation reporting.

ATTACHMENTS LIST

- A.** Letter from Eric D. Green to Stephanie Choy re: Surplus distribution acknowledgement and acceptance of terms and conditions, Feb. 12, 2016
- B.** Bank Grant Funding History Chart



Eric D. Green

February 12, 2016

BY E-MAIL

Legal Services Trust Fund Program (IOLTA)
 The State Bar of California
 Attn. Stephanie Choy
 180 Howard Street
 San Francisco, CA 94105-1639
 (415) 538-2249
 stephanie.choy@calbar.ca.gov

**RE: SURPLUS DISTRIBUTION ACKNOWLEDGMENT AND
 ACCEPTANCE OF TERMS AND CONDITIONS**

Dear Stephanie Choy:

I write in my capacity as the independent Monitor overseeing the consumer relief portion of the Settlement Agreement, effective August 20, 2014, by and between the United States acting through the United States Department of Justice, the States of California, Delaware, Illinois, Maryland, and New York, and the Commonwealth of Kentucky, acting through their respective Attorneys General, and Bank of America Corporation, Bank of America N.A. and Banc of America Mortgage Securities, as well as their current and former subsidiaries and affiliates (the "Settlement Agreement").

In particular, section 2 of the Settlement Agreement required Bank of America to set aside approximately \$490 million with the Monitor as the "Total Tax Relief Payment Amount" to be used on behalf of certain consumers who receive assistance from Bank of America under the Consumer Relief provisions in Annex 2 of the Settlement Agreement. Annex 3 of the Settlement Agreement provides that the Total Tax Relief Payment Amount is to be distributed as surplus funds (the "Surplus") to Neighborhood Reinvestment Corporation (d/b/a/ NeighborWorks America) and eligible state-based Interest on Lawyers' Trust Account organizations (or other statewide bar association affiliated intermediaries) ("IOLTA Organizations"), if the Mortgage Forgiveness Debt Relief Act of 2007 or its equivalent becomes effective through the end of 2015. On December 18, 2015, President Obama signed into law the Protecting Americans from Tax Hikes Act of 2015, which provides tax relief to homeowners for mortgages modified before January 1, 2017.

As a result, the Total Tax Relief Payment Amount has become Surplus pursuant to Annex 3 of the Settlement Agreement. The Settlement Agreement further provides that 75% of that Surplus is to be distributed to IOLTA Organizations. Each eligible IOLTA Organization is to receive, to the extent practicable, a minimum payment of \$200,000 with the remainder being distributed pro rata based on poverty population data collected by the U.S. Census Bureau and in



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the manner employed for funding distributions by the Legal Services Corporation. My intention is to promptly distribute the Surplus funds.

I am pleased to inform you that as Monitor I intend to make a distribution of a portion of the Surplus to the State Bar of California (the "Foundation") in the amount of \$44,728,659 (the "Distribution") to be credited to its Interest on Lawyer's Trust Account subject to the terms and conditions stated herein.

Terms and Conditions of Distribution: As a term and condition of accepting the Distribution, the Foundation hereby acknowledges, confirms and agrees to the following:

- (i) the Distribution shall be used for the sole purpose of providing funds to legal aid organizations in the state of California to be used for foreclosure prevention legal assistance and community redevelopment assistance;
- (ii) no portion of the Distribution may be used by the Foundation for any other purpose, including for its general overhead expenses; provided, however, that the Foundation may make an independent determination under applicable law as to whether Foundation expenses directly related to the purpose of providing funds to legal aid organizations in the state of California to be used for foreclosure prevention legal assistance and community redevelopment assistance are an appropriate and legitimate use of the Distribution;¹
- (iii) the bank account, wiring instructions, and person responsible for verifying receipt of the Distribution are accurately and fully set forth below;
- (iv) the Distribution, together with all (if any) supplemental Surplus payments allocated to the Foundation, shall be governed by all terms and conditions set forth in this letter agreement;
- (v) the Monitor has no past, present or future obligations, responsibilities, liabilities, oversight requirements or other duties to the Foundation;
- (vi) **Waiver and Release.** In addition to the foregoing limitations on the Monitor's responsibilities and liability, and for the avoidance of doubt, effective upon receipt of the Distribution, the Foundation hereby waives and releases the Monitor from any and all past, present, and future direct or indirect claims, whether arising in law or in equity and of whatever kind or amount, including without limitation any claims or causes of action based on negligence, in any way arising out of or related to the Distribution, the Monitor's handling, use, or payment of the Surplus funds, the Foundation's

¹ The Monitor is not authorized to provide tax advice and this letter does not constitute tax advice or any other legal or professional advice. It is noted, however, that on the Internal Revenue Service's instructions to Form 990 for nonprofit organizations, overhead or "functional expenses" are defined to include, "[o]verall management [which] usually includes the salaries and expenses of the chief executive officer and his or her staff, unless part of their time is spent directly supervising program services or fundraising activities." See (<https://www.irs.gov/instructions/i990/ch02.html#d0e9159>).



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receipt, handling, use, or payment of the Distribution, or paragraph 2 or Annex 3 of the Settlement Agreement;²

- (vii) the Foundation shall comply with all applicable United States, state and local laws in connection with the Foundation's receipt, handling, use or payment of the Distribution;
- (viii) this letter agreement shall be governed by the choice of law, jurisdiction and venue provision set forth in paragraph 21(b) of the Settlement Agreement; and
- (ix) this letter agreement shall become effective only upon the execution thereof by the Monitor and the occurrence of the Distribution.

² As of the date of Foundation's receipt of the Distribution, Foundation is deemed to have waived and released any and all provisions, rights, and benefits conferred by section 1542 of the California Civil Code with respect to the claims released pursuant to this letter agreement. Section 1542 of the California Civil Code reads:

Section 1542. General Release, extent. A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.



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Please acknowledge that the Foundation will accept the Distribution and agrees to the terms and conditions set forth herein by signing this letter with an authorized signature below and sending the original to Office of the Monitor of the Bank of America Mortgage Settlement, Attn: Distributions, c/o GCG, PO Box 10265, Dublin, OH 43017-5765. Accepting the Distribution will be further acknowledgment of the Foundation's agreement to the terms and conditions in this letter.

Sincerely,

Eric D. Green
Solely in his capacity as Monitor

ACKNOWLEDGED, CONFIRMED, AND AGREED:

The State Bar of California

By: Authorized Signatory: Leah WilsonTitle: Chief Operating Officer

Payment Remittance by ACH/EFT/Wire to:

Bank Name: Wells Fargo BankName on Account: State Bar of CaliforniaRouting/ABA #: 121000248Account #: 4159-394709

Responsible Person to Verify Distribution Receipt:

Name: Stephanie ChoyEmail: stephanie.choy@calbar.ca.govPhone Number: 415-538-2249

EDG:smb

cc: James L. Patton, Esq. (jpatton@ycst.com)
Leah Wilson (leah.wilson@calbar.ca.gov)
David J. Pasternak (djp@paslaw.com)

ATTACHMENT B

BANK GRANT FUNDING HISTORY

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
Affordable Housing Advocates				\$75,000		\$10,000	\$ 85,000	2018: Project IMPACT
Asian Americans Advancing Justice - Los Angeles	\$120,000	\$125,000	\$120,000	\$450,000		\$10,000	\$ 825,000	2016: Home Preservation Project 2017CD: Immigrant Workplace Justice 2017FP: Home Preservation Project 2018: Foreclosure Prevention & Workplace Justice
Asian Americans Advancing Justice - Asian Law Caucus	\$90,000	\$90,000				\$10,000	\$ 190,000	2016: BCSR Community Redevelopment Legal Assistance 2017 CR: BCSR Community Redevelopment Assistance
Asian Pacific Islander Legal Outreach	\$50,879		\$63,300	\$300,000	\$450,000	\$10,000	\$ 874,179	2016: Central Valley-East Bay Homeowner Assistance 2017FP: Central Valley-East Bay Homeowner Assistance 2018: Central Valley-East Bay Homeowner Assistance 2020: Foreclosure Prevention
Bay Area Legal Aid	\$237,000		\$237,000	\$298,455		\$10,000	\$ 782,455	2016: Foreclosure Prevention Project 2017FP: Foreclosure Prevention Project 2018: Community Impact Project
Bet Tzedek	\$117,000	115,000	\$150,000	\$600,000		\$10,000	\$ 992,000	2016: Foreclosure Prevention and Housing Preservation 2017CD: Small Business Development Program 2017FP: Foreclosure Prevention and Housing Preservation 2018: Financial Security Project
California Advocates for Nursing Home Reform	\$90,000		\$100,000	\$39,000	\$300,000	\$10,000	\$ 539,000	2016: Home Equity Protection Program 2017FP: Home Equity Protection Program 2018: Home Equity Protection Program 2020: Senior Equity Protection
California Indian Legal Services		\$100,000		\$124,620		\$10,000	\$ 234,620	2017 CR: Strengthening Tribal Communities 2018: Native American Record Clearing (NARC) Project
California Rural Legal Assistance	\$147,000		\$175,000	\$587,046		\$10,000	\$ 919,046	2016: Rural Foreclosure Assistance 2017FP: Rural Foreclosure Assistance Program 2018: Systemic Development and Affordable Housing
California Rural Legal Assistance Foundation	\$154,500	\$180,000		\$600,000		\$10,000	\$ 944,500	2016: California Equity and Housing Inclusion Initiative 2017CD: Housing Equity and Inclusion Initiative 2018: California Housing Equity and Inclusion Initiative

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
California Women's Law Center				\$108,666		\$10,000	\$ 118,666	2018: Beach Cities Affordable Housing Project
Center for Gender and Refugee Studies				\$375,000		\$10,000	\$ 385,000	2018: Legal Status for Immigrants Through Gang-Based Asylum Cases
Central California Legal Services	\$117,000	\$117,000		\$825,000		\$10,000	\$ 1,069,000	2016: CCLS Community Redevelopment 2017 CR: Building Community Wealth 2018: Housing Element Advocacy and Litigation
Centro Legal de la Raza				\$450,000		\$10,000	\$ 460,000	2018: Safe, Secure, and Sustainable Jobs for Day Laborers
Child Care Law Center	\$68,000	\$120,000		\$480,000		\$10,000	\$ 678,000	2016: Turning Stumbling Blocks into Building Blocks 2017CD: Turning Stumbling Blocks into Building Blocks 2018: Turning Stumbling Blocks Into Building Blocks
Community Legal Aid - SoCal	\$75,000 \$103,000	\$175,000	\$100,000	\$750,000	\$250,000	\$10,000	\$ 1,453,000	2016: Housing and Community Redevelopment (\$103,000); Sustainable Homeownership Program (\$75,000) 2017CD: Housing and Community Redevelopment 2017FP: Sustainable Homeownership Program 2018: Legal Aid 2020: Housing Element Accountability Initiative
Community Legal Services - East Palo Alto	\$117,000		\$175,000	\$525,000		\$10,000	\$ 827,000	2016: Developing Inclusive and Stable Communities 2017CD: Developing Inclusive and Stable Communities 2018: Developing Inclusive and Stable Communities
Contra Costa Legal Services				\$150,000		\$10,000	\$ 160,000	2018: Home Ownership Protection for Elders ("HOPE")
Disability Rights California	\$102,190	\$122,800		\$450,000		\$10,000	\$ 684,990	2016: Building Communities that Include People with Disabilities 2017: Building Communities that Include People with Disabilities 2018: Building Communities that Include People with Disabilities
Disability Rights Education and Defense Fund				\$510,000		\$10,000	\$ 520,000	2018: Mind the Gap: Disability Access in Housing Transitions

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
East Bay Community Law Center	\$78,000 \$105,000	\$78,000	\$105,000	\$525,000	\$500,000	\$10,000	\$ 1,391,000	2016: Community Redevelopment on Adeline Corridor (\$78,000); Consumer Debt and Foreclosure Clinic (\$105,000) 2017CD: Community Redevelopment on Adeline Corridor 2017FP: Consumer Debt and Foreclosure Clinics 2018: Community Redevelopment 2020: NorCal Foreclosure Prevention Collaborative
Elder Law and Advocacy			\$100,000	\$390,000		\$10,000	\$ 500,000	2017FP: Mortgage Foreclosure Prevention and Assistance for Seniors 2018: Mortgage Foreclosure Prevention and Assistance for Seniors
Family Violence Appellate Project				\$300,000	\$300,000	\$10,000	\$ 610,000	2018: Housing and Employment Justice for DV Survivors 2020: Housing + Employment for NA/Rural DV Survivors
Family Violence Law Center				\$225,000		\$10,000	\$ 235,000	2018: A Roof of One's Own
Greater Bakersfield Legal Assistance	\$154,000	\$154,500		\$675,000		\$10,000	\$ 993,500	2016: BCSR - Community Redevelopment 2017CD: BCSR - Community Redevelopment 2018: Phase 2 - Neighborhood Revitalization
Harriett Buhai				\$102,960		\$10,000	\$ 112,960	2018: Bank Grant RFP Application
Homeless Advocacy Center				\$585,000		\$10,000	\$ 595,000	2018: Homeless Elders: Transforming the System
Immigrant Legal Resource Center				\$360,000		\$10,000	\$ 370,000	2018: Immigrant Civic Engagement in the Central Valley
Impact Fund				\$351,024		\$10,000	\$ 361,024	2018: Access To Clean Water & Services
Inland Counties Legal Services	\$102,000		\$150,000	\$825,000		\$10,000	\$ 1,087,000	2016: Foreclosure Prevention Advocacy Project 2017FP: Foreclosure Prevention Advocacy Project 2018: RFP Application
Inner City Law Center	\$150,000	\$150,000 \$110,000		\$570,000	\$650,000	\$10,000	\$ 1,630,000	2016: Coalition Building to End Homelessness 2017CD: Economic Development through Land-Use Advocacy (\$110,000); Coalition Building to End Homelessness (\$150,000) 2018: Provider Alliance to End Homelessness 2020: Affordable Housing Strategies and Advocacy
Insight Center	\$90,000	\$90,000				\$10,000	\$ 190,000	2016: Low Income Family Transformation 2017: Low Income Family Transformation

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
Justice & Diversity		\$150,000		\$75,000		\$10,000	\$ 235,000	2017CD: Ending Veterans and Neighborhood Homelessness 2018: Systemic Change and Empowerment for Immigrant Tenants
Justice in Aging		\$150,000		\$450,000		\$10,000	\$ 610,000	2017CD: Economic Security and Addressing Homelessness 2018: Economic Security and Addressing Homelessness
KGA Law Center at Santa Clara University SOL				\$75,000		\$10,000	\$ 85,000	2018: Foreclosure Prevention Project
La Raza Centro Legal				\$50,000		\$10,000	\$ 60,000	2018: Community Redevelopment
Law Foundation of Silicon Valley	\$81,221	\$113,800		\$450,000		\$10,000	\$ 655,021	2016: Silicon Valley Housing Equity and Inclusion 2017CD: Silicon Valley Housing Equity and Inclusion 2018: Silicon Valley Community Redevelopment Legal Assistance
Lawyers Committee for Civil Rights		\$150,000		\$450,000	\$450,000	\$10,000	\$ 1,060,000	2017CD: Empowering Black Business through Entrepreneurship 2018: Economic Justice Program 2020: Collaboration for Transformative Redevelopment
Learning Rights Law Center		\$150,000		\$525,000		\$10,000	\$ 685,000	2017CD: Environmental Justice Project 2018: Environmental Justice Project
Legal Access Alameda		\$150,000		\$360,000		\$10,000	\$ 520,000	2017 CR: Community and Business Resiliency Project 2018: Community and Business Resiliency - "Start Small Bay Area"
Legal Aid at Work	\$117,000	\$117,000		\$360,000	\$900,000	\$10,000	\$ 1,504,000	2016: Integrated Community Development Collaborative 2017CD: Integrated Community Development Collaborative 2018: Disability Community Redevelopment Through the ADA 2020: Network Against Wage Theft
Legal Aid Foundation of Los Angeles	\$154,500	\$150,000 \$154,500		\$750,000		\$10,000	\$ 1,209,000	2016: Community Redevelopment Grant 2017CD: Affordable Housing Preservation Project (\$150,000); Community Redevelopment Grant (\$154,500) 2018: Relieving Debt and Rent Burdens
Legal Aid Foundation of Santa Barbara County			\$110,000	\$345,000	\$300,000	\$10,000	\$ 765,000	2017FP: Foreclosure Prevention Project 2018: Community Redevelopment Legal Project 2020: Central Coast Foreclosure Prevention
Legal Aid of Marin	\$112,500	\$107,700		\$375,000		\$10,000	\$ 605,200	2016: Building Inclusive Communities 2017CD: Building Inclusive Communities 2018: Marin Community Stabilization

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
Legal Aid of Sonoma County				\$525,000	\$500,000	\$10,000	\$ 1,035,000	2018: Housing Preservation Project 2020: North Bay Regional Housing Preservation Project
Legal Aid Society of San Bernardino County	\$110,000	\$90,000		\$550,000		\$10,000	\$ 760,000	2016: Foreclosure Prevention Project 2017CD: Inland Empire Medical-Legal Partnership 2018: C.H.A.N.G.E.
Legal Aid Society of San Diego	\$117,000		\$116,400	\$825,000		\$10,000	\$ 1,068,400	2016: Homeownership Retention and Foreclosure Prevention 2017FP: Homeownership Retention and Foreclosure Prevention 2018: Foreclosure Prevention and Homeownership Retention
Legal Aid Society of San Mateo County				\$75,000		\$10,000	\$ 85,000	2018: North Fair Oaks Neighborhood Stabilization
Legal Assistance for Seniors				\$75,000		\$10,000	\$ 85,000	2018: Housing Community Education and Policy Development
Legal Services for Children				\$75,000		\$10,000	\$ 85,000	2018: Equitable Access to Education & Opportunity
Legal Services for Prisoners with Children		\$75,000		\$375,000		\$10,000	\$ 460,000	2017CD: Policy and Legal Advocacy Re-Entry Project 2018: Policy and Legal Advocacy Re-Entry and Rights Project
Legal Services for Seniors				\$240,000		\$10,000	\$ 250,000	2018: Legal Services for Seniors in Home Ownership Crisis
Legal Services of Northern California	\$83,000 \$68,000	\$178,000	\$68,000	\$750,000		\$10,000	\$ 1,147,000	2016: Foreclosure Prevention Project (\$68,000); Rural Community Development (\$83,000) 2017CD: Rural Community Development 2017FP: Foreclosure Prevention Project 2018: Community Development Legal Assistance
Los Angeles Center for Law and Justice		\$80,000				\$10,000	\$ 90,000	2017CD: Stable Families for Stable Communities
McGeorge University SOL Community Legal Clinics				\$225,000		\$10,000	\$ 235,000	2018: Sacramento Reentry Community Redevelopment Project
Mental Health Advocacy Services				\$75,000		\$10,000	\$ 85,000	2018: MHAS Community Redevelopment Legal Services

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
National Center for Youth Law	\$94,500	\$94,500		\$402,658		\$10,000	\$ 601,658	2016: Ensuring that Foster Youth Benefit from Realignment 2017CD: Ensuring that Foster Youth Benefit from Realignment 2018: Transforming Juvenile Justice, Communities, and Lives
National Health Law Project				\$108,666		\$10,000	\$ 118,666	2018: The Importance of Medi-Cal in Ensuring Economic Stability
National Housing Law Project	\$60,000 \$127,000	\$180,000		\$600,000		\$10,000	\$ 967,000	2016: Foreclosure Prevention Legal Assistance (\$60,000); Building the Foundation (\$127,500) 2017CD: Building the Foundation 2018: NHLP 2018-2020
National Immigration Law Center		\$125,000				\$10,000	\$ 135,000	2017CD: Advancing Economic Opportunity for Immigrant Californians
Neighborhood Legal Services	\$102,000	\$150,000	\$102,000	\$690,000		\$10,000	\$ 1,054,000	2016: Homeownership Guaranteed by Accessing Rights 2017CD: San Fernando Valley Environmental Justice 2017FP: Homeownership Guaranteed by Accessing Rights 2018: The Antelope Valley Race Equity and Redevelopment Project
OneJustice				\$375,000	\$800,000	\$10,000	\$ 1,185,000	2018: Redevelopment for Immigrant Communities 2020: Inland Empire Redevelopment Pro Bono
Public Advocates	\$102,000	\$148,000		\$600,000	\$400,000	\$10,000	\$ 1,260,000	2016: Investment without Displacement 2017CD: Investment without Displacement 2018: Investment without Displacement 2020: Regional Community Redevelopment Collaboration
Public Counsel	\$117,000	\$100,000	\$117,000	\$675,000	\$700,000	\$10,000	\$ 1,719,000	2016: Foreclosure Prevention Program 2017CD: Community Development Project 2017FP: Foreclosure Prevention Project 2018: Foreclosure Prevention and Community Development Project 2020: SoCal Foreclosure Prevention Collaborative
Public Interest Law Project	\$102,000	\$175,000		\$525,000		\$10,000	\$ 812,000	2016: Inclusive Community Development 2017CD: Inclusive Community Development 2018: Inclusive Community Development
Public Law Center	\$109,500	\$140,000		\$660,000		\$10,000	\$ 919,500	2016: Orange County Community Redevelopment 2017CD: Orange County Community Redevelopment 2018: Orange County Community Redevelopment
San Diego Volunteer Lawyer Program				\$330,000		\$10,000	\$ 340,000	2018: Micro-Business and Nonprofit Support Project

Grantee	2016 Grants	2017 Comm. Development Grants	2017 Foreclosure Prevention Grants	2018 Grants	2020 Grants	Planning Grants	Total	Description
Santa Clara Asian Law Alliance				\$75,000		\$10,000	\$ 85,000	2018: Foreclosure Education and Prevention Project
Senior Adults Legal Assistance				\$75,000		\$10,000	\$ 85,000	2018: Homeowner Education & Protection for Senior Adults
University of San Diego SOL Legal Clinics				\$255,000		\$10,000	\$ 265,000	2018: SD United: Legal Services for Low Income Veterans
Wage Justice Center		\$150,000		\$75,000		\$10,000	\$ 235,000	2017CD: Coalition to Provide Economic Stability 2018: Eastern LA County
Watsonville Law Center				\$225,000		\$10,000	\$ 235,000	2018: Central Coast Community Redevelopment Legal Aid Project
Western Center on Law and Poverty	\$117,000	\$150,000		\$600,000		\$10,000	\$ 877,000	2016: Legal Solutions for California's Housing Crisis 2017: Legal Solutions for California's Housing Crisis 2018: Solutions to Revitalize and Stabilize Low-income Communities
WorkSafe	\$90,000	\$90,000 \$150,000		\$525,000		\$10,000	\$ 855,000	2016: Safe Secure and Sustainable Jobs for Day Laborers 2017CD: Safe Secure and Sustainable Jobs for Day Laborers (\$90,000); Economic Security and Workplace Safety (\$150,000) 2018: Security and Safety for Temporary and Contingent Workers
Yuba-Sutter Senior Legal Center				\$75,000		\$10,000	\$ 85,000	2018: Foreclosure/Lien Protection Education
TOTALS	\$4,131,790	\$4,935,800	\$1,988,700	\$27,383,095	\$ 6,500,000	\$ 750,000	\$ 45,689,385	