

Lawyers' Committee  
for Better Housing  
*Advocating for Chicago Tenants*

## 2011 Annual Report

*Celebrating 31 Years*

### Dear Friends:

The housing and foreclosure crisis captured many headlines in 2011, and Lawyers' Committee for Better Housing continued to be the only organization in Chicago with legal and supportive services focused solely on rental families.

In the fourth year of this ongoing crisis, apartment building foreclosures left low-income families vulnerable to unscrupulous landlords who continued to collect rent and banks that forced them out and then abandoned the property. Once again, more rental units in Chicago were impacted by foreclosures than residential homes or condominiums.

As with all issues facing tenants, LCBH takes a comprehensive approach: up-to-date information on foreclosure filings; education on the rights of renters; legal advocacy and representation for those being evicted; and policy efforts to ensure that the rights of renters are protected.

While many of our resources have of necessity been directed to working with families in foreclosed buildings, our other legal programs continue to serve low-income families in eviction court and housing court and to provide intervention for urgent issues such as lock-outs and utility shutoffs.

For over 30 years, LCBH has been the go-to agency for renters in Chicago. With your ongoing support we will continue to be the legal experts to turn to for assistance with rental problems. We invite you to review this 2011 Annual Report, visit our web site at [www.lcbh.org](http://www.lcbh.org) and "friend" us on Facebook to keep informed on issues affecting renters and how LCBH is helping.

Tony Hopp  
Board President

Kathleen Clark  
Executive Director

#### **Mission Statement:**

The Lawyers' Committee for Better Housing promotes the rights of tenant access to safe, decent, and affordable housing on a non-discriminatory basis through legal representation, advocacy, education, outreach, and supportive services.

# Feature Story

In June 2011, Congressman Luis Gutierrez's office referred the Moyas were to LCBH by because their apartment building was in foreclosure and the bank that took over the building wanted them out. The Moyas had lived in the Pilsen neighborhood for forty years; eighteen of those were spent in the apartment where LCBH legal staff first met them. At that first meeting it was immediately apparent they were in a very unique situation: Miguel and his wife were in their late-seventies and Miguel's mother was 107 years old!

John-Paul Beals, LCBH Supportive Services Director reached out to the City of Chicago's Senior Services Department and learned there was a notice from the Cook County Sheriff's office that a Sheriff had gone to the Moyas' home to evict them. When it was discovered that the household was made up of all seniors, the Sheriff called the eviction off and promptly contacted the City.

LCBH Legal Director Mark Swartz, along with the *Tenants in Foreclosure Intervention Project* (TFIP) attorneys appeared in court to challenge the bank who owned the Moyas' building. As month-to-month tenants, the Moyas were entitled to at least 90 days of notice under the federal *Protecting Tenants at Foreclosure Act*. The bank attempted to avoid providing the Moyas with the full 90 day notice by bringing a supplemental petition for an Order of Possession in the foreclosure case instead of bringing the case to eviction court. The bank also took the position that the Moyas did not have to be served notice by a Sheriff to be brought into the foreclosure case. LCBH argued that the federal Act preempted the supplemental process, and further that the Moyas deserved to be properly named and served. At this point, the bank conceded these issues and agreed to give a full 90 days for the Moyas to move. LCBH secure moving assistance and enough time to ensure a safe move for the family into a decent new home in the Pilsen neighborhood. Without the intervention by LCBH, the Moya family could have been homeless.



Mr. and Mrs. Moya with Mr. Moya's 107 year-old mother and Supportive Services Director, John Paul Beals

## LCBH Publishes 2nd Annual Foreclosure Report

In June 2011, TFIP released its second annual report on the foreclosure crisis as it relates to tenants in Chicago. The report entitled, "Banks Avoid Foreclosure law, Uproot Renters: A Call for Enforcement of Tenant Protections" announces that in the last two years 12, 334 Chicago apartment buildings went into foreclosure affecting 37,726 units of housing- a majority of these are low to moderate-income affordable housing units. In 2010, an average of 123 buildings a week entered into foreclosure.

The same community areas most impacted by foreclosure in 2009 were again inundated with high rates of apartment building foreclosure filings in 2010, with the highest areas forming a virtual "foreclosure belt" in the city. The Report also analyzes the widespread violations of tenants' rights which have come to LCBH's attention through direct work with Chicago tenants. Tenants' rights violations commonly occur upon the change in ownership of a foreclosed property, at which point the building often becomes bank-owned.

When a rental building becomes bank-owned after the court's confirmation of the foreclosure sale, the bank or servicer becomes a landlord, with certain legal obligations and duties. Banks attempt to avoid their obligations as landlords by requesting or demanding that tenants leave before they are legally obligated to do so, leaving many renters with little options.

*LCBH has given me the opportunity to learn from a team of true professionals that love what they do. From the first day of my year-in-service, I was given a great amount of responsibility and freedom to create projects aligning with my interests. In development, I now can understand the hard work that goes into keeping an organization funded.*

*—Lauryn Burkhalter, Development*

# Program Updates

**The Attorney of the Day Eviction Defense Program (AOD)** provides legal representation to vulnerable renters facing eviction. AOD is a high-volume eviction defense program for low to moderate-income tenants operating at the Daley Center every weekday. Tenants who appear in eviction court without legal representation unknowingly face a trial on their first court date with little chance to present their side of the story- most of these court appearances last about three minutes. LCBH studies show that 95% of unrepresented tenants are evicted on that first date often resulting in just 7-14 days to move. AOD attorneys provide significant results for clients about 85% of the time and in every case, the client receives a benefit from legal advocacy.

The AOD program is supported by volunteer attorneys to greatly expand the volume of services. Volunteer attorneys appear in court one or more mornings a month to represent our clients at the court call of the day or represent a client for the entire case, which may be one or more court dates, may include a settlement negotiation or culminate in a trial. LCBH also utilizes volunteer attorneys, law students and paralegal interns to assist with client intake, prepare pleadings, provide legal research, and communicate to with clients.

In 2011, the AOD program accepted 310 cases representing renters in eviction court and provided brief services to another 986 tenant families. Volunteer attorneys were in court 229 days, and independently handled 67 cases from start to finish.

The **Tenants in Foreclosure Intervention Project (TFIP)** works to ensure that the laws protecting tenants are upheld throughout the foreclosure process, advocates for the housing stability of its clients, provides information to tenants regarding their rights and responsibilities during foreclosure and aids in the preservation of affordable housing throughout Chicago.

The foreclosure crisis continues to plague Chicago and tenants are often the silent victims. A majority of the public focus and available resources has been directed towards homeowners. Tenants residing in foreclosed buildings often have no idea a foreclosure is in progress until utilities are shut-off, the owner disappears, or perhaps an eviction sign is posted on the door of their apartment demanding they move within seven days or less.

TFIP compiles weekly foreclosure reports utilizing Google Earth to track recent multi-family building foreclosure filings in Chicago. TFIP in turn provides these reports to 17 Chicago Community Areas. These reports provide crucial early warnings of buildings in foreclosure so community-based organizations can determine which buildings are fully occupied and take direct action to evaluate and preserve buildings. TFIP works hand-in-hand with these groups, providing education, counseling, legal advocacy, strategy and representation. The weekly foreclosure reports are posted on our website.

In 2011, TFIP conducted 15 workshops for attorneys, counselors and community organizers with a total of 254 attendees. TFIP held

29 tenant workshops or informational sessions with 235 tenants attending the sessions. In 2010, TFIP attorneys provided litigation services to 70 tenants and pre-litigation services to 86 tenants. TFIP also provided brief services to 306 tenants through counseling on their individual foreclosure issues.

*“I learned more about being an attorney in six months at LCBH than I did in three years of law school. Most importantly, you showed me that it is 100% possible to practice law and make the world a better place at the same time.”*

*–Joe Goldshlack, attorney volunteer*

The **Affordable Housing Preservation Program (AHPP)** works to maintain the supply of safe, decent and affordable rental housing by providing legal assistance to tenant groups living in unsafe building conditions. This is accomplished by informing tenants of their rights under Chicago's Residential Landlord and Tenant Ordinance, negotiating with recalcitrant landlords, and representing tenants in court or administrative hearings. Project staff works with

community and tenant groups and the Chicago Department of Buildings to identify at risk multi-unit rental buildings. In 2011, AHPP worked with tenants groups in 33 multi-family buildings impacting 2,450 units. AHPP also provided training on the Residential Landlord Tenant Ordinance to 200 tenants.

LCBH's **Fair Housing (FH)** work includes representing clients in housing discrimination cases and heading up the Fair Housing Education Consortium (FHEC), funded by the Chicago Department of Planning and Community Development, to provide fair housing training to housing providers, tenants, community organizations, and the general public. In 2011, FHEC provided 35 fair housing trainings with 555 individuals in attendance.

The **Tenant Advocacy Project (TAP)** provides pre-litigation assistance to tenants who are experiencing difficulties with their landlords, either because of poor conditions, lock-outs, utility shutoffs, or other serious issues. The TAP program is run completely by volunteer attorneys and in 2011 provided substantial advocacy for 46 client families.

LCBH **Supportive Services** are available to our neediest legal client families. Staff works with tenants to provide them with the tools they need to gain stability in their housing and in their life. They may be given assistance to locate housing, referrals to jobs and training programs, and screening for public benefits. Our aim is for these families to avoid homelessness and achieve stable, long-term housing. In 2011 our supportive services team assisted 129 legal client families to achieve their own personal “service plan” goals developed by the tenant families and our Supportive Services team to stabilize housing. Interns from University of Chicago, and University of Illinois Chicago contributed 2,617 hours to assist clients with alternative housing and links to essential services.

# Events of 2011

The Young Professionals Board organized three fundraising events, raising over \$110,000, for LCBH programs. Thanks to their creativity and hard work, LCBH has increased awareness about the housing crisis and has seen continual growth in individual donations.

**Hearts for Housing 2011** - Hearts for Housing has been a hit year after year for LCBH. Hosted by Kirkland and Ellis, this unique fundraiser features a lively Hearts card tournament and large and diverse raffle with prizes donated from several local businesses.

A hot summer brought us inside in mid-August for **The LCBH 1st Annual Indoor Golf Invitational at Play18 Chicago**. Golfers and gamers alike came together for a unique experience in *virtual golf*. Participants competed in games like the longest drive, closest to the pin, and overall score for a variety of prizes, while mingling with friends and acquaintances in an air-conditioned downtown locale!



Jonathon Stinson, composer and Alan Marshall Librettist.

YPB Member Jessica Panza brought Alan Marshall's modern opera *The March: A Civil Rights Project*, at the perfect time for a cocktail party and fundraiser in early November, **A Night at the Opera with LCBH**. In a beautiful River West gallery, Marshall's performers brought tears to the eyes of everyone in the audience as they sang of discrimination, fear and bravery of the civil rights movement. The mission

of LCBH is rooted in Martin Luther King's vision of open housing and this opera project, although portraying events almost 50 years ago, reminds all that there is much work yet to be done. A very special thanks you to Alan Marshall for donating this moving and emotional excellent presentation.



Bharathi Jayaram, Nancy Chertok, University of Chicago

Thank you to the 31 donors and over 120 community members who gathered for the **2011 LCBH Annual Reception & Awards Ceremony**. Each year, we pause to recognize and honor the many volunteers and supporters who have helped LCBH achieve 31 years of advocacy for tenants in Chicago. Sidley Austin generously hosted this reception again this year. The guest speaker Commissioner Andrew Mooney from the Chicago Department of Housing & Economic Development has provided consistent support to LCBH for over 10 years and sponsors Chicago Rents Right to educate landlords and tenants on rental law.



# Staff Awards

## Kathy Clark, 1997 PILI Intern

At the 2011 Annual Awards Luncheon PILI presented a Distinguished Alumni Award to Kathleen K. Clark, Executive Director of Lawyers' Committee for Better Housing, who served as a PILI Intern in the spring and fall of 1997 at the Roger Baldwin Foundation of the ACLU and at the Chicago Coalition for the Homeless.



Kathy Clark, and Board member Sharon King

## Mark Swartz, Employee of the Year 2011

The LCBH Board of Directors selected Legal Director Mark Swartz as the Employee of the Year for 2011. This comes as no surprise to his colleagues in the office. Mark has made immeasurable contributions to LCBH and its clients and in a broader sense, he has made an even greater impact combating a crisis that has touched everyone's lives—the foreclosure crisis. Mark has made it his mission to become the foremost expert on tenant rights during foreclosure, and has become very well respected among peers and is consistently invited to train other attorney advocates, as well as community leaders.

## Good-bye to Long Time Board Members

LCBH said good-bye to two long-time advocates and ardent supporters of LCBH.

**Julie Bentz** became involved with LCBH as a volunteer in the Attorney of the Day Program when she was at Jenner & Block. She joined the Board in 1998 and served in a variety of capacities, including Board Secretary and on the Executive Director Hiring Committee. Julie was a rich source of LCBH history and could be relied on to fill in needed information on past programs or events. She currently works with the Social Security Administration.

**Joe Arnold** became involved with LCBH in his role a grass-roots leader with the Ainslie Tenant Association. He was elected to the LCBH Board in 1998 and continued to be a vocal and tenacious activist for the rights of low-income tenants. During his years of service on the Board, Joe had a number of roles: vice president, chair of the advocacy and policy committee, media liaison, and provider of excellent music CDs for various LCBH events. Board President Tony Hopp said of Joe: Joe has always put his heart and soul into LCBH. When he leaves, he will take a bit of LCBH's heart and soul with him.

## New Board Members:

- Jane Park, *Exelon Corporation*
- Vince Gnoffo, *Brinks Hofer Gilson & Lione*
- Brad Pinne, *Navigant Consulting*

Brad Pinne, Tony Hopp and Kathy Clark



2011 LCBH Annual Reception & Awards Ceremony

# 2011 Contributors

## **\$100,000 and Up**

The Chicago Community Trust  
The City of Chicago  
Lawyers' Trust Fund of Illinois

## **\$50,000-\$99,999**

Polk Bros Foundation

## **\$20,000-\$49,999**

The Chicago Bar Foundation  
Field Foundation of Illinois  
John R. Houlby Foundation  
McCormick Foundation

## **\$5,000-\$19,999**

Brach Brody Endowment  
Cook Couty  
Eleanor Foundation  
Harris Family Foundation  
Illinois Bar Foundation  
Illinois Equal Justice Foundation  
Kirkland & Ellis Foundation  
Pierce Family Charitable Foundation  
Public Interest Law Initiative  
Richard H. Dreihaus Foundation  
Sidley Austin Foundation  
Todd & Susan Maynes  
Wildman, Harrold, Allen & Dixon LLP

## **\$1,000-\$4,999**

ArcelorMittal USA  
Banner & Witcoff, LTD  
Brian C. Thomas  
Brinks Hofer Gilson & Lione  
The Chicago Foundation for Women,  
Nancy Goodman Fund  
Claire & Scott Battle  
DLA Piper LLC  
Ed Malstrom  
Exelon  
First Midwest Bank  
Fourth Presbyterian Church of  
Chicago  
Fred & Marilyn Walz  
Greg Furda  
Helm & Wagner  
Hugh R. McCombs  
Jack Kaplan  
Jane Park  
Jenner & Block  
John Storino  
Lexis Nexis  
Louis DiSanto  
Sharon L. King  
Steve S. Bowen

Unity Temple  
Vedder Price, P.C.  
Winnetka Congregational Church

## **\$500-\$999**

Advanced Discovery  
Clarity Partners  
CJBS LLC  
Debra Stark  
Deutsch, Levy & Engel Chartered  
Educational World Charities  
Huron Consulting Group  
Matthew Fisher  
Anthony Hopp  
K&L Gates  
Kathleen K. Clark  
Richard M. Hirsh  
Schopf & Weiss LLP  
Vincent J. Gnoffo  
Waveland Partners

## **\$250-\$499**

Cheryl Lawrence  
Christopher B. Burke Engineering,  
Ltd.  
David Koo  
David Levinson  
James Biery  
Jeffrey D. Colman  
John McLees  
Leonard Rubinowitz  
Paul Crimmins  
Ridgely Jackson  
Terrence Traux  
Vince & Susan Barton

## **\$100-\$249**

Ann Stanford  
Annette Raddatz  
Bernadette Freeman  
Bruce Boruszak  
Byron Taylor  
Congregation Rodefí Sedek  
Craig R. McIntyre  
David Conley  
Dexter Means  
Elizabeth Ester  
Elliott & Debbie Berman  
Fredda R. Berman  
Heidi Dare  
Hunter Properties  
Illinois Tenants Union  
Joan Winstein  
Joanne Kinoy  
Joel T. Pelz

John J. Straus, Jr.  
John Paul Beals  
Julie Bentz  
Kaye A. Filikin  
Linda Battle  
Linton J. Childs  
Lynne Hensel  
Matthew E. Cash  
Max Kelln  
Michael P. Seng  
Morgan Lewis & Bockius, LLP  
Pamela S. Starr  
Patricia A. Casey  
R. Scott & Kimberly Falk  
Robert J. Maganuco  
St. Peter's Church  
Sara DiSanto  
Sue & Menno Scholten  
Suzanne Cappozzo

## **Up to \$99**

Andre Lodree  
Brian Lennstrom  
Christopher Arzate  
David & Elizabeth Graham  
David A. Weininger  
David Franklin Graham  
Donna Johnson  
Donna Mulrenin  
Jacquelyn M. See  
Janet Smith  
Jay Readey  
Jeanine N. Mielecki  
Jennifer L. O'Neil  
Jim & Polly Walwark  
Jim Brown  
Joan Merlin Palmer  
John L. Gasa  
John M. Rafkin  
Joseph K. Fischer  
Miriam Geraghty  
Laurie Battle  
Lauryn Burkhalter  
Leslie Martin  
Noelito Santos  
Patricia Fron  
Paul Liebenson  
Priscilla & Deever Rockwell  
Robert & Terry Olian  
Rosemarie Knight  
Scott E. Saef  
Judge Sheldon Garber  
Sue Stapp  
Tyree Wright  
Yacine Merdjemek

# 2011 Board of Directors

**President:** Anthony Hopp  
*Edwards Wildman*

**Vice President:** Sharon L. King  
*Sidley Austin LLP (Retired)*

**Vice President:** John Storino  
*Jenner & Block LLP*

**Secretary:** Carmen Prieto  
*Wieboldt Foundation*

**Treasurer:** Greg Furda  
*Sidley Austin LLP*

Joe Arnold

Claire Battle  
*ArcelorMittal USA*

Julie Bentz  
*Social Security Administration*

Louis DiSanto  
*Banner & Witcoff, Ltd.*

Matthew Fisher  
*Huron Consulting Group*

Bernadette Freeman  
*Barrister One*

Vince Gnoffo  
*Brinks, Hofer, Gilson & Lione*

Ridgely Jackson  
*DLA Piper*

Todd Maynes  
*Kirkland & Ellis LLP*

Jane S. Park  
*Exelon Corporation*

Brian Thomas  
*Whiting Law Group*

# 2010 Young Professionals Board

Vito Giovingo, *Deloitte*  
Scott Koch, *JP Morgan Chase*  
Max Kelln, *Sidley Austin*  
Victoria Ogunsanya, *Lawyers' Committee for Better Housing*  
Jessica Panza, *Jones Day*  
Raj Vibhakar  
Aaron Mitchell, *Brinks Hofer Gilson & Lione*  
Jeremy Snodgrass, *Brinks Hofer Gilson & Lione*  
Yeny Estrada, *Edwards Wildman*

**LCBH would like to thank all the dedicated interns  
and volunteers for their brilliant work!**

**All persons have a right to access safe, affordable housing and  
deserve equal access to the judicial process to stand up for their rights.  
Please renew your commitment today, [www.lcbh.org](http://www.lcbh.org)**

**Volunteer Attorneys**

Aileen Flanagan  
Alex Michael  
Brian Thomas  
Daniel Zemans  
Eunice Lee  
Joe Goldshlack  
Kathy Schroder  
Kristen Coates  
Latoria Gordon  
Maya Ganguly  
Michelle Winding  
Matt Cash  
Nakea Anderson  
Noah Magaram  
Pam Spann  
Sean McCathey,  
Sean Mines  
Shelly Miller  
Tyree Wright  
Virginia Beckett  
Zach Belinski

**Legal Interns**

Si Hyum Kim, University of Chicago  
Joey Gartner, JMLS  
Megan Burke, JMLS

Johanna Gaymer, University of Iowa  
Laura Ramsey, University of Minnesota  
Kaya Sugiyama, Michigan State University  
Bob Negele, DePaul University  
Jim Stouffer, Loyola University Chicago  
Joey Scott, Depaul University, PILI intern  
Osama Hamdy, University of Chicago Law  
Richard Madison, UIC-Kent  
Sarah Mazzone, Depaul University  
Savannah Clement, JMLS  
Travis Moore, JMLS

**LCBH Fellows**

Charles Nicholls, Northwestern University  
Komal Vaidya, Miami

**Americorps VISTA**

Lauryn Burkhalter, Loyola University Chicago  
Geneva Morris, Loyola University Chicago

**Paralegal Interns**

Amanda Cornelius, Roosevelt University  
Drew Nolan, Roosevelt University  
Eliana Mendoza, Robert Morris University  
Janet Walker, Roosevelt University  
Jeanine Mielecki, Roosevelt University  
Jennifer Soto, Roosevelt University

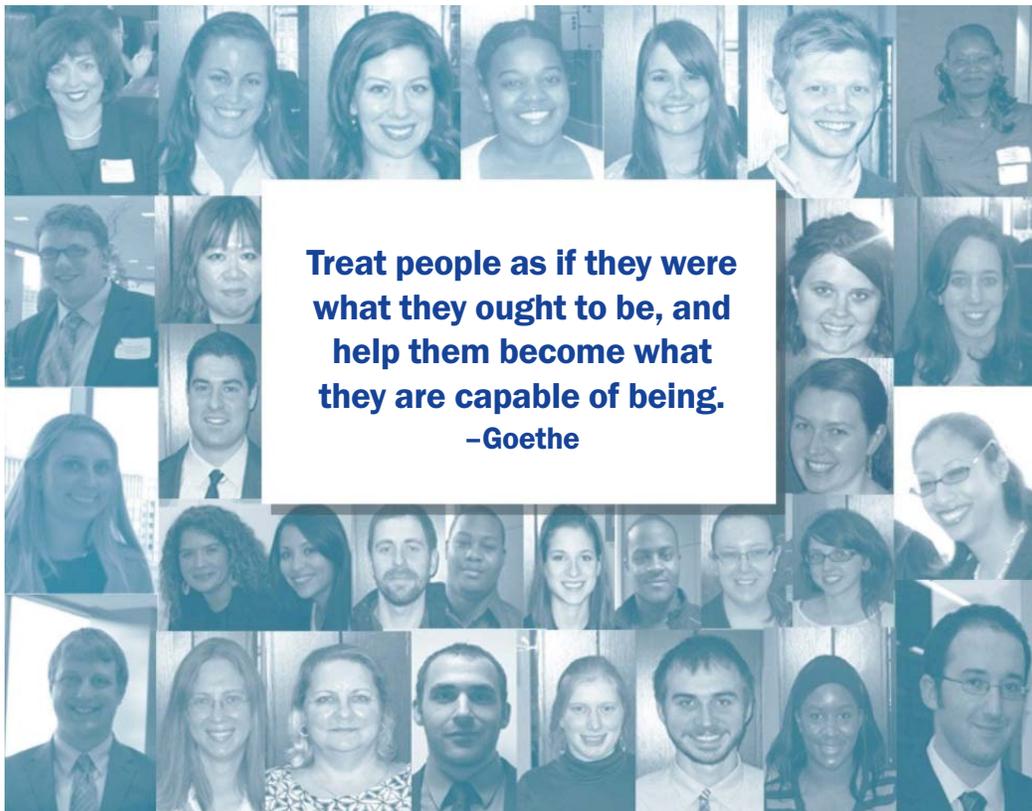
John Lynn, Roosevelt University  
Kenya Lawrence, Northwestern College  
Maribel Villegas, Roosevelt University  
Melissa Winecki, Wright College  
Nader Faraj, Roosevelt University (graduate)  
Nidia Mieja, Roosevelt University

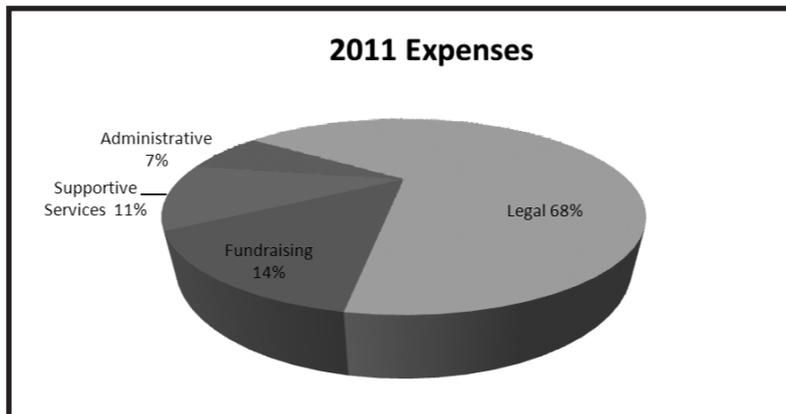
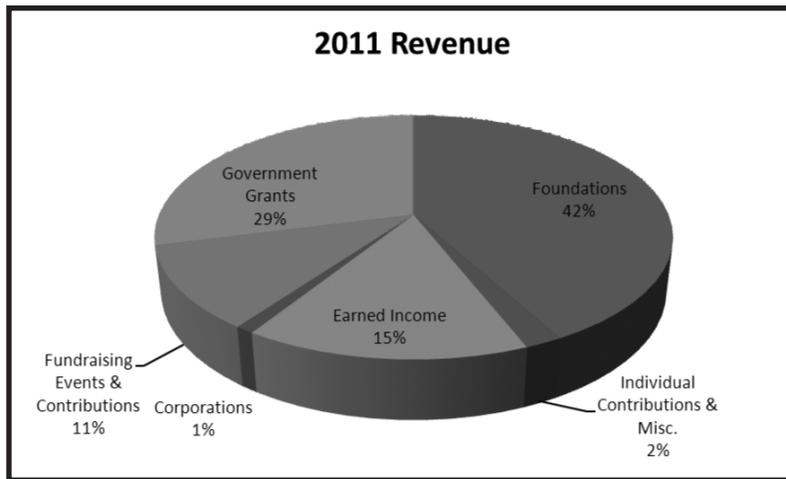
**Supportive Services Interns**

Abra Lyons-Warren, University of Chicago SSA  
Alexis McCann, UIC Jane Addams College of Social Work  
Becca Barish, University of Chicago SSA  
Cathy Harper UIC Jane Addams College of Social Work  
Ellie Hart, University of Chicago SSA  
Lauren Johnson, University of Chicago SSA  
Maggie McGinnis, UIC Jane Addams College of Social Work  
Matthew Hiller, University of Chicago SSA  
Scott Houghton, University of Chicago SSA

**Development & Programming Interns**

Andrew Strozinsky, DePaul University  
Barry Richter, National Able Network  
Chloe Burke, University of Florida-Gainesville  
Elisa Redish, Northwestern University  
Jessie McDaniels





### 2011 Attorney of the Day Eviction Defense Program

Client Awards	Rent Waived	\$\$ Awarded	TOTAL
Eviction Defense	\$749,839.83	\$44,458.33	\$794,298.16

### 2011 LCBH Value of Volunteers

Volunteer Time	Hours	Price	Estimated Value
Attorneys	2,632.75 hours	\$250/hour	\$658,187.50
Law Students/Interns	3,166.5 hours	\$75/hour	\$237,487.50
Paralegal Volunteers and Interns	2,064.50 hours	\$50/hour	\$103,225.00
Social Service Interns	2,617 hours	\$50/hour	\$130,850.00
Development/Adminin.	4,824 hours	\$15/hour	\$72,360.00
<b>TOTAL</b>	<b>15,304.75 hours</b>		<b>\$1,202,110.00</b>