

Program	Rent Waived	\$\$ Awarded	TOTAL
AOD Eviction Defense	\$165,031	\$5,409	\$170,440
AHPP	\$60,630	\$154,940	\$215,570
TFIP	\$113,848	\$30,600	\$144,448
<b>TOTAL</b>	<b>\$339,509</b>	<b>\$190,949</b>	<b>\$530,458</b>

**LCBH has begun to track the monetary value of rent waivers and damage awards to our clients due to LCBH representation – over half a million dollars in 2008.**

#### 2008 LCBH Volunteer Hours

Volunteers	Hours	Estimated Value
Volunteer Attorneys	1,745 hours	\$436,260
Paralegals, Legal Interns and Volunteers	1,354 hours	\$67,500
<b>TOTAL LEGAL</b>	<b>3,099 hours</b>	<b>\$503,950</b>
Policy Intern	80 hours	\$1,600
Social Services Interns	1,896 hours	\$37,920
<b>TOTAL</b>	<b>5,075 hours</b>	<b>\$543,470</b>

**LCBH has also determined the monetary value of the over 5,000 hours of service performed by our many volunteers and interns – a total of over half a million dollars for 2008.**



## 2008 Annual Report



### Dear LCBH Supporters:

As President of the Board of Directors of Lawyers' Committee for Better Housing, I am proud to present our organization's 2008 Annual Report. This annual snapshot of LCBH reminds us of the vital need for our services in order to ensure safe, fair and affordable housing for all Chicagoans.

2008 was an exciting year for LCBH. In response to the current foreclosure crisis we launched the Tenants in Foreclosure Intervention Project to aid the many renters displaced by foreclosure. This program has already had a significant impact. We added a full-time attorney to work with condo conversion problems. We also moved to a new office located at 100 W. Monroe Street. Feel free to come by and visit us!

This Annual Report provides an overview of all that LCBH accomplished in 2008 as well as our plans for the future. You can learn about our programs, read some of our client success stories and view our sponsors. LCBH has also calculated the monetary value of our volunteer hours as well as the services we provide to our clients. Both are over half a million dollars!

These accomplishments would not be possible without the help and support of our many volunteers and donors who allow LCBH to fulfill our mission every day. On behalf of LCBH and the Board of Directors thank you for your contribution to our success and your continued support of our efforts.

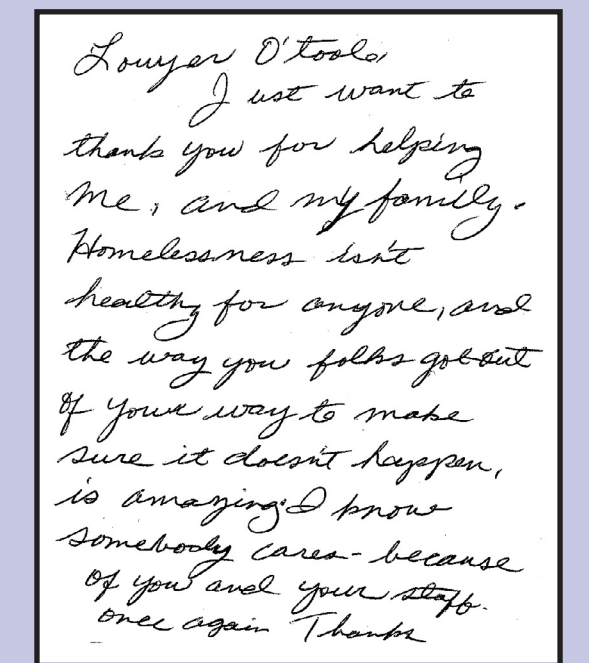
■ Tony Hopp

## Client Stories

**GLADYS** is a single, working mother of four. Despite working hard to support her family, she began to fall behind in her rent and could no longer afford to live in her apartment. She was represented by our AOD program and was able to move in the meantime. The social services team helped her find a temporary place to live. During that time she saved her money and was able to move into a place of her own. Additionally, the social services team helped Gladys find a job training program so she can earn more money to support her family. She was accepted into National Able Network's "Online Skills Training" program. Upon completion she will receive a laptop computer, a printer and one year paid internet access.

**KATHERINE** first approached LCBH for help with a five day eviction notice. After working for the Chicago Public Schools for 11 years she was laid off due to staff reductions. She was able to find another job but because of the lower salary she fell behind on rent and other bills. An LCBH attorney was able to negotiate an agreement with Katherine's landlord which allowed her to move out without any extra charges. Katherine worked with LCBH Social Services and was able to find a new, full-time job. Through the help of LCBH she was able to get back on her feet and begin making her way back to a life of her own.

**LCBH'S AOD TEAM** negotiated a \$3,500 settlement for a family who had been forced to live without hot water or electricity for 2 months.



A thank you note from a client helped by our AOD program.

Lawyers' Committee for Better Housing

100 West Monroe | Suite 1800 | Chicago, IL 60603 | P: 312.347.7600 | F: 312.347.7604 | www.lcbh.org

## 2008 Contributors

### \$100,000 and Up

Chicago Department of Community Development  
Lawyers Trust Fund of Illinois  
MacArthur Foundation

### \$50,000 and Up

The Chicago Community Trust  
Chicago Department of Family and Support Services  
Polk Bros. Foundation

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

Chicago Bar Foundation  
Eleanor Foundation  
Field Foundation  
John R. Houlsby Foundation  
McCormick Tribune Foundation  
Spinak & Babcock, P.C.

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

Charter One  
Exelon  
Illinois Equal Justice Foundation  
Jenner & Block  
Kirkland & Ellis Foundation  
Mayer Brown Rowe & Maw  
Northern Trust Company  
Public Interest Law Initiative  
Sidley Austin LLP  
Wildman Harrold

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

Bell, Boyd & Lloyd LLC  
Stephen Bowen

Chapman Cutler  
Chicago Foundation for Women  
Cole Taylor Bank  
Colliers Bennett & Kahnweiler Inc.  
Cummings Group  
Dewan Foundation  
DLA Piper  
Matt Fisher  
Fourth Presbyterian Church  
Greg Furda  
Goldberg Kohn Bell Black  
Rosenbloom Foundation  
Harris Bank  
Anthony & Kelly Hopp  
Huron Consulting  
Ridgely Jackson  
Katten Muchin Rosenman Foundation  
Sharon King  
Latham & Watkins LLP  
Nancy Loeb  
Edward Malstrom  
Mayer, Brown, Rowe & Maw LLP  
Todd & Susan Maynes  
Neal & Leroy, LLC  
Owens Foundation  
Relations Foundation  
Sahara Enterprises  
Takeda Pharmaceuticals  
Andrea Townson  
William Blair & Company Foundation  
Winnetka Congregational Church

### \$500 - \$999

Candace Armstrong  
Donald Clark Jr., Esq.  
Kathleen K. Clark

Foley & Lardner  
Helm & Wagner  
Jones Lang LaSalle  
Jack Kaplan  
Klein and Hoffman, Inc.  
Claire O'Connor  
Private Bank  
Charles & Marie Roberts  
Shefsky & Froelich  
Debra Stark  
John Storino  
Waveland Partners LLC  
Sheldon Zenner

### \$250 - \$499

Edelman, Combs, Lattner & Goodwin  
Nora Ferrell  
Robert Handler  
Illinois Tenants Union  
Miller Shakman & Beem  
Bernard Peter  
Carmen Prieto  
Robert Schwemm  
Rosemary & Andrew Thomas  
Valerie Denney Communications  
Bill Wilen

### \$100 - \$249

Paul Beals  
Heidi Berardi  
Debbie & Elliot Berman  
Patricia Breslin  
Michael & Elizabeth Brody  
Linton Childs  
David Conley  
William Darr  
Brendan Gilboy  
Gary Gillen  
Douglas Glick

Albert Hanna  
Joyce & Rich Hirsch  
Adam Hunt  
Thomas & Leslie Kennedy  
David Levinson  
Marie & Irod Lindsay  
Sheila Maloney  
Rosanna Marquez  
Lesley Martin  
Diana Mendoza  
Brett Miller  
Sheila Murphy  
Bob & Julie Nelson  
Joel Pelz  
Joan Radovich  
Cara Roecker  
Claire Rose  
Leonard Rubinowitz  
Brian Sadek  
Denice Simon  
Robert Wilcox

### Up to \$99

Donita Beckham  
Julie Bentz  
Jack Doppelt  
Daniel & Linda Feeny  
John & Carol Gasa  
Sharon Glick  
David Graham  
Zoe Greco  
Amy Hamblin

Julie Hart  
Nancy & Michael Kreloff  
Robert Malstrom  
Wayne & Mary Murphy  
Sarah Olson  
Kristen Rice  
Mary Fran Riley  
Betsy Shuman-Moore  
Fredrick & Josephine Simon  
Janet Smith  
David Stulberg  
Barry Sullivan  
Brad Sullivan  
Diana White



This map shows the locations of the properties that AHPP and TFIP worked with in 2008.



## Program Updates

The **Attorney of the Day Eviction Defense Program** (AOD) is the only in-court volunteer project operating daily and exclusively in the Daley Center eviction court. In 2008, we represented 336 tenant families with a total savings for tenants of \$170,440 in rent waived and damages awarded. In order to expand our volunteer component our Pro Bono Coordinator now works full time recruiting, training, scheduling, and supervising volunteers. Several large law firms have become very involved in our program, encouraging their young associates to take cases and gain court experience. There are currently 65 active AOD volunteers.

Our **Affordable Housing Preservation Program** (AHPP) works to maintain the supply of safe, decent and affordable rental housing by providing legal assistance to tenant groups. 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. AHPP also works with condo conversions. Project staff work with community and tenant groups and the Chicago Department of Buildings to identify at risk multi-unit rental buildings. In 2008, AHPP worked with tenant groups in 33 multi-family buildings. Tenants received over \$215,000 in rent waivers and/or damage awards.

The **Tenant Advocacy Project** (TAP) provides pre-eviction assistance to tenants who are experiencing difficulties with their landlords, either because of poor conditions, lock-outs, utility shutoffs, or other serious issues. In 2008 TAP served 113 tenant families. Of that number, nearly 90% of the situations were resolved without proceeding to litigation.

LCBH's **Fair Housing** (FH) work includes representing clients in housing discrimination cases and heading up the Fair Housing Education Consortium, funded by the City Department of Housing to provide fair housing training to landlords, tenants, and the general public. Other Consortium members are Access Living, Chicago Lawyers Committee for Civil Rights and the John Marshall Fair Housing Clinic

Our newest legal program, **Tenants in Foreclosure Intervention Project** (TFIP), was begun in September 2008 as a response to the foreclosure crisis, which is displacing more tenants than homeowners in Chicago. TFIP utilizes education, direct legal services and advocacy to aid tenants, the innocent victims of this housing crisis. In the first four months of the program, staff represented tenants in eviction hearings and worked with 15 residential rental buildings that were in various stages of foreclosure receiving nearly \$145,000 in rent waived and damages awarded for clients.

LCBH **Social Services** are available to our neediest legal clients to assist them to avoid homelessness and to achieve safe, long-term housing. Our staff helps stabilize their housing through assessment, location of affordable housing, applying for emergency funding, and screening for public benefits. In 2008 we assisted 109 families in locating housing and finding jobs.

## 2008 Accomplishments

### Significant accomplishments of the agency during the past year include:

- Expansion of our legal staff from 3.5 full-time attorneys to 6.5 including a legal director and an attorney focusing on condominium conversions;
- Increasing our pro-bono coordinator to full time to maximize the utilization of volunteers throughout our programs;
- Spearheading a 2008 court monitoring effort focused on a particularly troublesome eviction courtroom;
- Establishing the Tenants in Foreclosure Intervention Project with two staff attorneys in direct response to the current foreclosure crisis;
- Moving to a new and greatly improved office space;
- Participation by the Administrative Team in Team Coaching allowing them to work together more effectively;
- Completion of an employee handbook to provide guidance on agency policies and procedures; and
- \$530,458 in direct payment or waiver of back rent through settlement or court awards for our legal clients.

## Our Plans for 2009

### LCBH has some exciting plans for 2009 including:

- Recruit and train additional volunteers and incorporate them into our legal programs in order to reach a greater population;
- Provide website access to attorney volunteers that will include substantive law, a pleadings bank, practice tips and other information to enhance the litigation experience;
- Update the video shown daily in Eviction Court to include information on evictions as a result of foreclosure;
- Obtain dedicated funding to expand our social services staff;
- Work with tenant groups to maintain the habitability and affordability of their building through conversion to cooperatives or other methods
- Improve evaluation processes to give funders confidence that their support is achieving its intended results; and
- Develop a 2010-2012 Strategic Plan.

## Welcome New Board Members

LCBH welcomed four new members to our Board of Directors in 2008; Louis DiSanto of Banner & Witcoff, Ltd., Matt Fisher of Huron Consulting, Greg Furda of Sidley Austin LLP, and Todd Maynes of Kirkland & Ellis LLP. They have quickly become active on the Board. All are members of the Fundraising Committee which Todd chairs. Louis also serves as the co-chair of Hearts for Housing, our spring fundraiser. In addition to serving on the Fundraising Committee, Matt is on the Audit Committee. Greg is on the Audit Committee and chairs the Finance Committee. Along with chairing the Fundraising Committee Todd also serves on the Board Development Committee.