



CLSEPA's New Executive Director Phil Hwang

By Phil Hwang, Executive Director

I remember listening to a refugee client describe the choice she faced when her husband disappeared – either to search for him, or to take her children to a place of safety. She recalled a promise that she and her husband once made to one another, to put their children first if anything ever happened to either of them. She decided to bring her children to the United States. But it was an agonizing decision. She explained, “I was torn in between.”

All of the clients who come to CLSEPA have experienced injustices, moments of desperation, and, at times, hopelessness. It is humbling to hear their stories. At times, it feels overwhelming. Yet it is also an honor to be their advocates and to use the law to fight back against injustices or give them a fresh start in life.

Last year, over 1500 community members – mothers and fathers, sons and daughters – got help (Continued on Page 4)



Phil started at CLSEPA on February 21, 2012.

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DLA Piper wins State Bar Pro Bono Award

In September 2011, DLA Piper LLP won the President’s Award for Pro Bono Service from the California State Bar Board of Governors. DLA Piper’s East Palo Alto and San Diego offices were given special recognition by the State Bar as attorneys in those offices averaged more than 100 pro bono hours per lawyer in 2010. Andrew Valentine, CLSEPA board member and co-managing partner of DLA Piper’s East Palo Alto office said, “Pro bono service to our local communities is very important to all attorneys at our firm and, as a result, we have made a tremendous commitment to that program.”

CLSEPA, along with 9 other non-profit organizations, nominated DLA

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Capital Campaign Part II: on the road to Bay Road

By JoAnne Goldberg, CLSEPA Board Member

With a staff of 15, a host of volunteers, and thousands of files plus assorted office equipment and supplies, all crammed into 970 square feet, we are tripping over each other in our University Avenue offices. Even after moving many old files off-site, we still find ourselves squeezed for space, and we have all mastered the ability to walk sideways while sucking in our breath.

Under the guidance of volunteer architect Dave Lee, CLSEPA continues to plan for a move to the land we were gifted at 1861 Bay Road in East Palo Alto. But nothing ever happens as quickly as we might hope. If you drive by today, you will see a vacant lot. The initial phases of demolition and soil/water/asbestos investigation and remediation are complete, but much more site work needs to occur, including setting up the water and sewage systems, developing a way to manage storm water runoff, excavating a few tons of dirt, and a host of other decidedly unglamorous but costly tasks that have, so far, consumed over 10% of the money raised in our capital campaign.

Dave has found us a set of used modulares, but they need to be updated and renovated in accordance with his design. He is working with the vendor, ModSpace, to finalize plans, including the division of labor. The design must be approved by the state before we can begin the remodeling work.

Meanwhile, the City of East Palo Alto is working with us on the plan for the site itself. We ex-



1861 Bay Road is all cleared out and waiting for CLSEPA to build a new home.

pect that that the permits will be pulled within the next month or so.

Along the way, we revised the budget, and reached the unhappy conclusion that we needed additional funds to complete the project. Our capital campaign has been dormant for the last year, but we will need to embark on Capital Campaign, part II, to raise the additional \$150,000 required.

As someone who has survived a number of home remodels, I thought I had seen it all, and could not imagine that installing a modular building on a vacant lot would be as complex as it has proven to be. We are fortunate to have generous supporters who have donated and pledged funds to the

capital campaign. With your ongoing assistance, we will reach our goal.

Every gift helps! To donate, go to our website: www.clsepa.org and click on "Support Us" or call us at 650.326.6440.



Our center table serves as permanent work space for some employees, a conference room, and a storage facility.



Outreach to immigrant youth

By Rico Altman-Merino,
Development Coordinator

Last summer, immigration attorney Rosa Gomez joined CLSEPA to launch a new program aimed at informing and educating undocumented youth about their rights and the laws that affect them. Rosa works to raise awareness and dispel myths surrounding immigration benefits and recent legislation passed in California. Using skit-based community teaching techniques, Rosa educates

community members about their constitutional rights in the immigration context. Additionally, Rosa educates community members about California legislation that impacts the tuition rates and availability of aid to undocumented youth.

A goal of Rosa's project was to conduct 10 community outreach events over a year-long period. Only two-thirds of the way through the year, she has already completed 28 of these presentations, reaching and educating thousands of local residents. Funded by the Heising

Simons Foundation, Rosa has met scores of young, undocumented Californians, most of who have never known a home outside the U.S. Some were accepted to, or matriculated at prestigious California colleges. Some want to serve in the armed forces. Some have been victims of crimes in the U.S., and a surprising number of them do not even speak the language of the country where they were born.

Some of Rosa's clients include recent high school graduates who finished

(Continued on Page 4)

DLA Piper Pro Bono Award

(cont'd) from page 1

Piper for the award as DLA Piper's East Palo Alto office has been a leader in their pro bono service to CLSEPA clients. Former Board member and DLA Piper's Pro Bono Counsel for California, Renee Glover Chantler has led the efforts in her direct supervision of numerous intake clinics with the Volunteer Attorney Program (VAP).

DLA Piper attorneys have also taken on individual client representation in a wide scope of legal matters, including, but not limited to, advocating for a client's tax refund that was lost due to identity theft, protecting a client's financial aid from a mistaken levy, assisting indigent clients with contract disputes, providing CLSEPA with much needed research assistance, and advocating for victims of crimes in filing U visa applications.

Expanding upon DLA Piper's pro bono support of CLSEPA clients, Ms. Glover Chantler said, "We were touched and honored by CLSEPA's desire to sponsor DLA Piper for the State Bar Award. It is a testament to the years of a close partnership DLA Piper and CLSEPA have had. We at DLA Piper are honored to work with



DLA Piper Pro Bono Representatives, L-R front row: Renee Glover Chantler (Pro Bono Counsel, former CLSEPA board member 2006-2011, member of US Pro Bono Committee), Henry Lesser (EPA Pro Bono Coordinator, member of US Pro Bono Committee and national Non-Profit Pro Bono Coordinator, and Yiman Zhang (2010 DLA Piper Pro Bono award winner).

L-R back row: Dash McLean, 2010 DLA Piper Pro Bono award winner, Andrew Valentine (Co-Managing Partner EPA office, CLSEPA Board member) and Eric Ryan (EPA Pro Bono Committee member).

CLSEPA and will continue to be honored as we collaborate on innovative pro bono projects for years to come."

CLSEPA congratulates DLA Piper LLP and all of the State Bar Award winners for their tremendous commitment to pro bono service.



New Executive Director

(cont'd) from page 1

from the amazing staff and hundreds of volunteer attorneys at CLSEPA. As a result, families stayed in their homes. Victims of fraud and abuse received justice in their cases. Immigrant families began their lives anew in the U.S. We are proud of the accomplishments that are described in this newsletter. But our phones continue to ring. Each day brings another humbling story of injustice, sorrow, or outrage. We can and we will do more, with your help.

I am honored to join CLSEPA and work with all of you to help thousands more in the coming year. We are so grateful for everything that you do. Whether you are a longstanding supporter of CLSEPA or a newcomer, I hope you will be in touch. Please send me an email. Call me on the phone. Donate on our website. Reach out to us. We are thrilled to get your help in making a difference - one family, one household, one individual at a time - and transforming the whole community in the process.

Phil Hwang
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Phil Hwang joins CLSEPA after serving as the Director of Policy and Programs at the Lawyers' Committee for Civil Rights of the San Francisco Bay Area.



Phil pictured with JoAnne Goldberg, outgoing interim executive director and current board member.

At the Lawyers' Committee, he oversaw the organization's programmatic and policy work, supervised a *pro bono* project serving low-income refugees, and litigated impact cases in the area of immigrant and refugee rights. Phil also clerked for Judge Susan Illston of the U.S. District Court for the Northern District of California and worked as a staff attorney at Bay Area Legal Aid, where he represented low-income clients in the areas of housing, disability, and benefits law. Phil received his undergraduate degree from Stanford University and his law degree from Harvard Law School.

Immigrant Youth Outreach

(cont'd) from page 3

near the top of their class and have been accepted to competitive colleges and universities. They lead average teenage lives, but for the fact that they are undocumented and cannot imagine how they will actually afford to attend college. Or in some cases, they do not know what they can do after they graduate college. These youth are referred to as 'DREAMers' - the nickname used by activists and agencies to denote undocumented youth who are dedicated to pursuing higher education in the U.S.

The need for community outreach and education has never been greater as many predatory individuals try to exploit the hopeless situations of many undocumented individuals in the U.S. CLSEPA continues to be vigilant in raising awareness and informing individuals of their rights under the law.

Immigration staff attorney Rosa Gomez.





Meet CLSEPA's new board members

In February 2012, CLSEPA said goodbye to **Renee Glover Chantler**, **Marcia Perez**, and **George Best**. We thank each of these stalwart supporters of CLSEPA and we welcome new board members and new board co-chair **Andrew Thomases**, partner at Skadden Arps LLP.



Kristin Major is Vice President and Associate General Counsel for Global Functions at Hewlett-Packard Company. Before joining HP in December 2011, Kristin was a labor and employment counsel at Skadden, Arps, Slate, Meagher & Flom in Palo Alto where she represented employers in all aspects of labor and employment law. Prior to practicing law at Skadden, Arps, Kristin was an attorney in the employment law group at Snell & Wilmer in Phoenix, Arizona. Kristin holds a J.D. from Georgetown University Law Center and received her undergraduate degree from the University of Arizona.

Kathryn Latour joins the board after three years as the agency's home loan modification attorney and one year as a family law attorney at the Volunteer Legal Services Program of Northern California. A graduate of Stanford Law School and the University of Utah, she began her legal career as counsel at Genelabs Technologies, Inc. Kathryn and her family moved to the Netherlands, where she gained fluency in Dutch and served as an interpreter for asylum-seekers and delegate to the International Human Rights Conference at the Hague. Upon her return to the States, she was active in Palo Alto Schools as a PTA member, tutor, and college application advisor before returning to the legal profession. Kathryn is a published writer, long-time musician, and an active member of her church.



Lauren Zorfias currently has a family law practice in San Mateo. She was most recently the Executive Director of Legal Aid Society of San Mateo County, and previously held several family law positions in both the Superior Court and the District Attorney's office. Lauren just completed a term on the Family and Juvenile Law Advisory Committee to the Judicial Council and was recently appointed to San Mateo Superior Court's Blue Ribbon Commission on Foster Care. She has dedicated much of her time to organizations which address the problems of domestic violence and the need for free legal services, and has received a number of awards throughout her career. As she joins our board, Lauren remains committed to efforts toward equal access to justice throughout our region. She is part of the Lawyers in the Library program here in East Palo Alto, which gives community members free legal consultations.



Marisa Diaz is currently in her second year at Stanford Law School. After graduating from Pomona College, Marisa worked for a women's rights organization in Mexico. Upon her return to California, she worked as a paralegal for Rosen, Bien & Galvan in San Francisco. Marisa then moved abroad again to complete a Fulbright research grant in Spain, where she worked with an organization founded by and for immigrant domestic workers. After returning from Spain, Marisa worked as the Development Officer for La Cocina, a non-profit business incubator program in San Francisco that serves low-income and immigrant women. Marisa plans to pursue a career in public interest law upon her graduation.

JoAnne Goldberg joins the board after serving as the interim executive director of CLSEPA for almost 3 months. She is a graduate of Smith College and Stanford University's Graduate School of Business. She brings extensive experience in organizational management and strategic planning, having consulted to a variety of local nonprofit organizations including Girls' Middle School, the Peninsula College Fund, Summit Prep, Girl Ventures, and QuestBridge, and served on nonprofit boards and several commissions for the city of Menlo Park. At CLSEPA, she seeks to ensure that the organization provides essential legal services to the local community.





New staff members

Rosa Gomez, immigrant youth outreach DREAM Act attorney works on a complex caseload, including removal defense, U Visas and Special Immigrant Juvenile status. She also focuses much of her time on educating the immigrant community on their legal rights. Rosa received her undergraduate degree from the University of California at Santa Cruz. She graduated from Penn State's Dickinson School of Law. Before coming to CLSEPA, Rosa was a volunteer attorney with the San Francisco Bar Association's Family Law Project and served as the immigrant's rights fellow at the International Institute of the Bay Area. Rosa is fluent in Spanish.



Rico Altman-Merino, development coordinator graduated from the University of Chicago with a B.A. in History. Before he became CLSEPA's development coordinator, he volunteered as a legal assistant for CLSEPA's Housing Program. In Chicago, he helped organize student support for university workers and residents of local affordable housing projects. As development coordinator, Rico identifies funding streams, authors grant proposals, and supports the Executive Director's long-term development agenda.



Keith Ogden, anti-predatory lending and foreclosure prevention staff attorney earned his JD from U.C. Hastings College of the Law, where he received a Public Interest Certificate and was a member of the Pro Bono Society. Upon graduation, Keith worked at Housing and Economic Rights Advocates through a post-graduate Hastings Fellowship, focusing on loan servicing issues and foreclosure-related litigation. Keith joined CLSEPA's team to work with the collaborative anti-payday lending initiative and to assist clients with foreclosure prevention issues and post-foreclosure eviction defense. Keith is proficient in Spanish.



Amalia Greenberg Delgado, immigration staff attorney earned her J.D. at Washington College of Law and was awarded the Soros Justice Advocacy Fellowship with the ACLU of Northern California to advocate for improved law-enforcement practices in immigrant communities. She then worked with Amnesty USA as their Immigrants' Rights project coordinator, where she organized members to engage in immigrants' rights work in Arizona, Utah, New Mexico, and California. Amalia is a co-founding board member of Asylum Access, an organization that works on refugee rights issues. Amalia is fluent in Spanish.

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Rebecca Pinger, anti-predatory lending and foreclosure prevention staff attorney received her J.D. at the University of San Francisco School of Law after receiving her B.A. from UC Berkeley. Rebecca began her work in the anti-predatory lending and home foreclosure prevention program during law school, and her current focus at CLSEPA is homeowner counseling and loan modification.



Kathya Regan, office manager & receptionist has over twelve years experience as an administrative officer. She joined CLSEPA after working as an executive administrative assistant at Cañada College. Kathya is a certified domestic violence counselor and also worked as an instructional assistant for the Redwood City School District and was the exec. administrative assistant to the CEO of CITGO Petroleum in Mexico City, Mexico. Kathya is fluent in Spanish and loves to help her community.

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Helen Beasley, immigrant youth outreach attorney earned her J.D. from Harvard Law School and received a Holmes Public Interest Fellowship to work in CLSEPA's immigrant youth outreach program beginning September 2011. During law school, Helen participated in the Harvard Immigration and Refugee Clinic and the Family Law Clinic. Helen spent her summers working on women's rights issues at the Global Justice Center in New York and the Center for Reproductive Rights in D.C. She received her undergraduate degree with honors from McMaster University in Hamilton, Ontario.



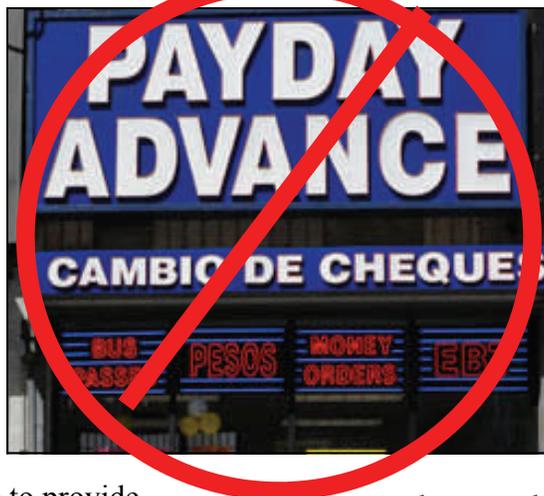


Protection from payday lending

By Joel Valencia, Coordinator

In November 2011, CLSEPA and other collaborative organizations worked with the City of East Palo Alto to develop and eventually pass an anti-payday lending ordinance. East Palo Alto is the first city in San Mateo County to adopt such a measure. The ordinance effectively limits the capacity for payday lending organizations to establish stores and to operate within East Palo Alto. CLSEPA's anti-predatory lending program worked with Stanford Community Law Clinic Director Juliet Brodie and law students Sarah Cunningham and Ruth Levine to provide the City of East Palo Alto with a memo outlining the legal viability of an anti-payday lending ordinance.

Payday loans are short-term, high-interest loans marketed heavily as a viable solution to short-term money deficits. Payday loan stores are usually located in low-income minority communities and oftentimes are the only visible option to impoverished community members in times of financial need. A borrower may pay as much as \$800 for a \$400 loan due to the exorbitant in-



terest rates and shortened deadlines for repayment.

Funded by the Silicon Valley Community Foundation, the anti-payday lending campaign officially launched in March 2011. Through the collaboration of CLSEPA staff attorney Keith Ogden, coordinator Joel Valencia, former CLSEPA attorney Leah Simon-Weisberg, Nuestra Casa executive director Andres Connell, and organizer Julio Garcia, and many exceptional partner organizations, the campaign was able to effect several key changes in this community.

In addition to the East Palo Alto ordinance, CLSEPA also developed a short film that is currently being used as a tool to educate community members about payday lending. "U-Pay-Us: The Payday Lending Show," developed in English and Spanish, explains the inherent financial one-sidedness of payday loan products. Since its release, numerous organizations have posted the video on their websites as well.

In the coming year, APL will undertake a similar project to increase awareness, and discourage the proliferation, of payday lending in Redwood City and Menlo Park.

Pro Bono Spotlight: Skadden Arps LLP

In 2011, Skadden Arps attorney Sean Coutain successfully secured a \$15,000 settlement against the City of Mountain View in an impound dispute. Coutain represented Guadalupe Saldana, a client who came to CLSEPA when Mountain View Police Department impounded her vehicle even though Ms. Saldana possessed a valid California driver's license, valid proof of insurance, and the

vehicle was registered in her name.

While Ms. Saldana's husband, an unlicensed driver, was driving at the time of the traffic stop and subsequent impound, Ms. Saldana could have driven the vehicle home, but instead was left on the sidewalk along with her sister and her four children.

The highly publicized outcome in Ms. Saldana's case sparked countless more phone calls from

other Bay Area residents who experienced similar violations of their civil rights. CLSEPA was able to refer additional illegal impound cases thanks to the willingness of Skadden's attorneys to take on this issue.

CLSEPA salutes Skadden and all of our pro bono partners for their willingness to assist our clients with their legal issues.



Save the Date: CLSEPA's Annual Celebration Event

June 1, 2012 | Four Seasons Hotel, East Palo Alto

Thank you to all our 2011 Pro Bono Partners: Alston & Bird | Baker & McKenzie LLP | Bingham McCutchen LLP | Cooley LLP | Crist, Biorn, Shepherd & Roskoph LLP | Davis Polk & Wardwell LLP | Dechert LLP | DLA Piper LLP (US) | Dorsey & Whitney LLP | Foley & Lardner LLP | Gap, Inc. | Goodwin Procter LLP | Katherine & George Alexander Law Center | Kilpatrick Townsend & Stockton LLP | Landerholm Law Office | Latham & Watkins LLP | Law Offices of Bob Kane | Law Offices of Geoff Wiggs | Manatt, Phelps & Phillips LLP | Mayer Brown LLP | McDermott Will & Emery LLP | O'Melveny & Myers LLP | Orrick, Herrington & Sutcliffe LLP | Perkins Coie LLP | Quinn Emanuel Urquhart & Sullivan LLP | San Jose Consumer Law Center | Simpson Thacher & Bartlett LLP | Skadden, Arps, Slate, Meagher & Flom LLP | Weinberg Ziff & Miller LLP | White & Case LLP | Wilson Sonsini Goodrich & Rosati

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Small victories can go a long way

By Victor Ramirez, Housing Director

CLSEPA's housing program has always operated at two levels: We are dedicated to playing a supportive role in community as new policies and city-wide issues arise, and on the other hand, we do not lose sight of the smaller issues that our clients and their families struggle with on a daily basis.

After Page Mill Properties defaulted on the mortgages on more than 1800 residential rental units in East Palo Alto, and their properties were foreclosed by Wachovia/Wells Fargo, we worked with the bank and successfully settled pending actions that we had filed against Page Mill Properties on behalf of a number of tenants.

But our work can also be thought of as a progressive accumulation of small victories. Last year, a single mother of two and section 8 voucher recipient with a minimum wage job came to our office seeking our help. Her landlord had been trying to evict, alleging that her son was a nuisance to other residents. When she came to us, she was resigned to the loss of both her tenancy and her precious section 8 benefits. We negotiated a mutual termination of her tenancy on favorable terms while working with the county housing authority to continue her benefits. She and her teenage sons were able to find a new, affordable apartment.

In the worst cases, we assist clients whose landlords are

abusive and overtly violate the law. One woman's landlord locked her out of the laundry room, recorded private conversations without her knowledge, and threatened to retaliate if she complained. CLSEPA demanded that they stop their unlawful conduct and presented a settlement offer. The landlord refused her offer of \$650 and after CLSEPA prepared the client for her small claims lawsuit, the client prevailed and won a \$2000 judgment.

CLSEPA was also involved in the efforts to pass a new Rent Stabilization Ordinance in EPA and ensured its enforcement. In collaboration with other local non-profits and legal aid providers, CLSEPA reached more than 1,000 families with information about new tenants' rights and how to exercise them. Through workshops, we advised and assisted many families with rent board petitions. Thanks to these petitions, many low income families have been able to save between \$20 and \$100 every month in rent payments.

In short, CLSEPA is also about small victories. Our housing services increase our client's capacity to exercise federal, state, and local rights by empowering them to bring suits against offenders and achieve favorable resolutions to their legal matters. Although abuses and inequalities persist, these cases reveal that legal action can make a real positive difference in the lives of residents in our community.



Golf Tournament Success

By Nozipo Wobogo, Board Co-Chair

It was a special day at the scenic Stanford University Golf Course on Monday, October 11, 2011. The Palo Alto Area Bar Association 22nd Annual Charity Golf Tournament, generously hosted by Fenwick & West and DLA Piper, was in full swing. PAABA carries on an important tradition established over two decades ago by Tucker Stanwood and other members who saw the tournament as a way to lend a helping hand to their legally underserved neighbors in East Palo Alto. The event became what it is today because of the unselfish giving of sponsors, players, in-kind contributors and volunteers.

Although the rain came down later in the day, the spirits of the golfers were as high as ever. Perhaps they were inspired by the opportunity to play Stanford's world-class course, which lays claim to nurturing some of the world's great golfers, like Tom Watson and Tiger Woods. Players gathered at registration to pick up programs, player packs, goodie bags



PAABA Golf Tournament		PAABA Golf Tournament	
1st	2nd	1st	2nd
60	58	53	57
67	54	66	57
71	60	66	57
74	54	66	57
74	55	66	57
74	58	66	57

PAABA Golf Tournament		PAABA Golf Tournament	
17B	18A	17B	18A
Kelly, Damer	58	Kelly, Damer	58
Valentine, Shvordan	56	Valentine, Shvordan	56
Palmer, Stadler		Palmer, Stadler	
Li, Buensalido		Li, Buensalido	

Left, the results were posted after the event—this year's winning team shot a 53. Right, a participant tees off on the exclusive Stanford Golf Course



and lunches, offering an opportunity to greet old friends, meet new ones, and participate in side competitions like the putting contests and longest drive.

Tournament-goers made their way inside for dinner and the closing ceremonies. A great time was had by all, as winners were announced and prizes bestowed. Attendees also learned that the tenure of Candice Greenberg, then CLSEPA's executive director, was about to come to an end. Regular participants who have become used to seeing her energetic leadership on game day for the last five years will certainly miss her when the tournament convenes for its 23rd permutation in 2012.

Above, a hopeful golfer will his shot in the hole as his team looks on; Left, Nozipo Wobogo, Board Co-Chair rides around the golf course in style with Nicole Ryan.

The proceeds from the game are unrestricted, and go toward all of CLSEPA's practice areas: immigration, housing, anti-predatory lending and the Voluntary Attorney Program. Everyone on the staff and board of directors at CLSEPA is terribly grateful to each and every one of you for your kind contributions to this cherished event.



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