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August 30, 2014

Dan Ruben, Executive Director  
Equal Justice America  
13540 East Boundary Road  
Building II, Suite 204  
Midlothian, VA 23112

Re: Equal Justice America Summer Fellowship Report

Dear Mr. Dan Ruben,

I am writing to you to express my gratitude to Equal Justice America for providing me the necessary funding to pursue my summer internship with the Lawyers Committee for Civil Rights Under Law (LCCR) in Washington, DC. The LCCR is a nonprofit organization focused on creating collaborations between the private bar and public service attorneys to combat race discrimination and inequality of opportunity. This summer, I had the opportunity to serve as an intern with their Fair Housing and Community Development Project.

During my time in the Fair Housing and Community Development Project, I worked on ten different matters, providing legal research and support to the team members on large scale cases. Most of my work this summer has been focused on providing our community partners with research on potential practices and tools to address fair housing concerns and promote affordable housing. This includes research on land banking, inclusionary zoning ordinances, low income housing tax credits, and fair share zoning regulations.

One client matter I worked closely on is a potential impact litigation case in Florida. Our clients approached the LCCR hoping to challenge the unfair practices of a Florida Landlord Tenant statute. This statute requires tenants in an eviction suit to deposit all past-due rent and any future rent alleged in the complaint into a court registry; failure to deposit rent would result in an automatic default against the tenant regardless of the condition of the premise and the actions of the landlord. As the intern on this case, I researched and wrote memoranda on legal issues of the case such as the Motion to Determine Rent process, the right to a jury trial for past-due rent, and potential federalism issues. I also participated in check-in calls with our clients and provided summaries of my research.

Another client matter I assisted with is a long-term research project on Tenants' Rights organizations. A few of our clients in Louisiana expressed interest in starting a Tenants' Rights organization in New Orleans. I conducted a public resource search of well-established groups and arranged phone interviews with several Executive Officers of these groups. Using this

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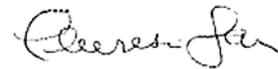
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information, I put together a summary of the different organizational structures, historical background, target client, funding model, focus areas, and client services. I also provided analysis on potential best practices for Tenant's Rights organizations and guide to different start-up models. It is unclear if our clients will pursue this opportunity, but my research will be distributed to the other Tenants' Rights organizations I spoke to, in hopes of providing them with resources to improve their practice.

I have thoroughly enjoyed my internship with the LCCR. The team provided me with interesting and diverse assignments to work on, which has allowed me to improve my legal writing and analytical skills. I also learned a great deal about the different tools available for housing advocates to promote fair housing and community development. This experience gives me confidence in my ability to work with community leaders to pursue broader scale initiatives. Most importantly, I am now part of the civil rights community and feel that this network will enable me to be a change agent for the public interest.

Thank you very much for the opportunity to serve with Equal Justice America.

Sincerely,

A handwritten signature in cursive script, appearing to read "Theresa Lau".

Theresa Lau  
J.D. Candidate, Class of 2015  
American University  
Washington College of Law