

August 13, 2021

Dan Ruben
Executive Director, Equal Justice America
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Dear Dan:

Thank you so much for your help in sponsoring my fellowship this summer. My internship in the Housing Clinic at the East Bay Community Law Center was extremely rewarding, and I could not have done the work I did without your help.

At EBCLC, we helped low-income tenants with legal questions surrounding their tenancies and defended them from evictions. One of the main cases I worked on was defending a Section 8 tenant with a mental disability from eviction by his landlord. Mr. W, my client, had suffered several assaults at his property and was looking to transfer out of his housing in Oakland, CA to Las Vegas, NV. We helped Mr. W contact the Oakland Housing Authority, apply for a transfer to the housing authority in Las Vegas, and represented him in the unlawful detainer lawsuit that was filed against him. Mr. W had suffered several assaults this summer and the majority of the time, we represented him in negotiations while he was in the hospital recovering from his injuries. After an entire day of negotiations in our virtual settlement conference, we were able to secure a settlement agreement for Mr. W. Mr. W, like most of our clients, owed substantial back rent due to his COVID-related loss of income. We were able to come to agreement in the settlement to waive all of his back rent and all of his rent until his move-out date, recover his entire security deposit, and get him a substantial move-out cash offer.

Mr. W, again like most of our clients, has faced significant challenges throughout life that makes it extremely difficult for him just to live day to day. It was an extremely eye-opening experience for me to work with these clients. Previously, I generally thought in a more binary way: you were either housed and fine, or homeless. It was a completely new experience for me to see how much uncertainty and

suffering people can go through even when they have a lease and a place to live. This experience was invaluable to me and I hope that it will make me a more empathetic person and lawyer going forward.

Thank you again for your generosity and sponsorship. I know that I, hundreds of other law students, and thousands of clients across the country are endlessly grateful for the work that EJA fellowships enable.

Sincerely,

Alice Cao

Georgetown University Law Center