



2024 ANNUAL REPORT

Opening Doors to Justice

Philadelphia
VIP



leverages the
powerful resources of the
community to provide quality
volunteer legal services and
ensure **access to justice** for low-
income Philadelphians.



Dear Friends:

We are deeply proud to share this report on another year of remarkable work in service of Philadelphia VIP's mission.

In reflecting on the successes and challenges of 2024, we were struck again and again by two encouraging themes: the generosity of our volunteers and the power of pro bono work to **open doors for our Philadelphia neighbors**.

As we remind our community quite often, VIP cannot serve our clients without the help of hundreds of legal volunteers, donors, and other supporters who freely give of their time and resources to help others. Each of you is a partner in our shared mission of expanding access to justice in Philadelphia.

In 2024, our volunteers performed pro bono work worth **\$7,337,150** for our low-income clients. That's more than triple VIP's annual budget, and our clients did not have to pay a cent. We are inspired by your work and grateful for your commitment to serving our city.

Our job is to recruit, train, and support lawyers to represent people who have no way to afford representation. When you donate to VIP, invite a colleague to a volunteer training, or sign up for a pro bono case, **you help us create possibilities** for Philadelphians facing dead ends. With your support, our staff opens doors to justice every single day.

We served **1,609 Philadelphians** in 2024, so we could tell at least 1,609 stories of pro bono's power to change lives. We detail a few of them

in this report, along with some program highlights, volunteer spotlights, and changes we have made in furtherance of our mission.

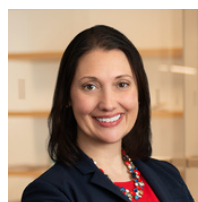
The past year posed new and evolving challenges, not only for nonprofits like VIP but also and especially for the low-income people we serve. We are proud to be an organization that **adapts to meet client needs** by responding to predatory debt buyers (page 6), ramping up eviction defense support (page 4), and rolling out self-help resources and legal webinars for small business owners and nonprofits while once again hitting **record high service numbers** for those clients (page 10). We will continue to evolve with your support.

This report is more than a showcase of VIP's activities in 2024. It is a testament to the many ways free legal assistance can forge new paths for people who are stuck. It is also a heartfelt note of appreciation to the volunteers and supporters who partner with us—thank you.

Sincerely,



Rida Haq
Executive Director



Chanda A. Miller
Board President

Our Legal Priorities

Philadelphia VIP recruits, trains, and supports legal volunteers to represent low-income Philadelphians who need a lawyer but cannot afford one.

We focus our efforts on **four key areas**:

Preventing Homelessness

Volunteer lawyers help Philadelphia residents resolve **tangled titles** and become the legal owners of their family homes.

This priority area also encompasses our **eviction defense** work in Municipal Court.

Supporting Family Stability

Volunteer lawyers represent clients in family law matters: **child custody, divorce, Protection from Abuse, adoption**, and more.

Additionally, volunteers help clients become **legal guardians** of incapacitated loved ones.

Preserving Income

Volunteers help low-income homeowners pass on family wealth with **estate planning**.

Much of VIP's consumer defense work, including **debt collection, auto accidents, and slip-and-falls**, in addition to our work securing **name changes and delayed birth certificates**, also falls within this priority area.

Promoting Community Economic Development

Our clients in these cases are low- to moderate-income **small businesses** as well as **nonprofits** that serve Philadelphia's public interest.

These clients receive a wide range of legal services to help them grow and operate securely.

2024 by the Numbers

1,444

volunteers worked on
a VIP pro bono case

243

first-time volunteers
signed up for a case

811

new matters were
referred to legal
volunteers

1,609

Philadelphians received
pro bono legal services

16,842

hours of pro bono legal
work were reported by
VIP volunteers

\$0.00

attorney fees were
charged to our low-
income clients

Preventing Homelessness

Philadelphians facing **threats to housing** from tangled title or eviction depend on VIP's volunteers.

The family home is a seat of pride, history, and economic stability for low-income Philadelphia homeowners. But the proliferation of tangled titles—cases where a person lives in a home legally owned by someone else—in a city with a homeownership rate as high as ours imperils **billions of dollars** of family wealth.

Meanwhile, new renter protections like Right to Counsel ensure access to representation for low-income tenants in select ZIP codes. But tenants facing eviction in neighborhoods with fewer safeguards must either pay for an attorney's help or **go to court alone**.

VIP enlists hundreds of volunteers each year to represent tenants and resolve tangled titles.

223

new cases referred in 2024

Eviction Defense	75
Probate	69
Deed Transfer	66
Quiet Title	13

A Last Resort for Tenants Facing Eviction

Most lawyers in Philadelphia are not familiar with Municipal Court, where each day, dozens of landlords and tenants hash out disputes over unpaid rent and safety violations.

VIP's training program—which includes on-demand and live education, mentorship opportunities, and support from a Staff Attorney who regularly practices in Municipal Court—prepares volunteer lawyers to defend tenants in this unfamiliar and sometimes unpredictable venue.

The Tangled Title Fund Removes Barriers

VIP clients do not have to pay attorney fees for their volunteers' work. However, certain administrative and other expenses (like the probate filing fee and real estate transfer tax) add up to sums that our clients cannot afford.

The Tangled Title Fund (TTF), a City grant program administered by VIP, removes financial roadblocks to clearing title and helps would-be homeowners cross the finish line.

In 2024, **the TTF disbursed a record amount:** 340 Philadelphians, including 232 first-time recipients, received \$463,938 in TTF grants.

“This property is a great investment opportunity! Currently squatter-occupied; **will require eviction.**”

Those words accompanied a real estate listing for Lionel’s* home, where he had lived for three decades since entering into a verbal rent-to-own agreement with the owner in the 1980s.

Over the years, Lionel had spent thousands of dollars of his money paying off the mortgage, keeping up with taxes, and renovating the property, all with the understanding that he would eventually own the home.

In 2023, he approached the owner to finalize their agreement with a deed transfer. She responded by listing the property for sale.

VIP matched Lionel with a team of real estate attorneys from Ballard Spahr who immediately filed a quiet title action to enforce Lionel’s agreement with the owner.

Meanwhile, the property owner proceeded with her sale to an investment company, which attempted to eject Lionel and his disabled son from the home. Lionel’s volunteers negotiated a settlement agreement in which Lionel paid one small, final sum to confirm his ownership of the home he had maintained for decades.

*All client names are pseudonyms.



Preserving Income

Third-party **debt buyers** prey on low-income Philadelphians. VIP volunteers are there to help.

VIP's Preserving Income projects cover a range of legal issues where clients are at risk of losing wages, savings, or even their homes.

Our team recruits volunteer attorneys to defend clients in slip-and-fall and auto accident suits, as well as in consumer debt collection cases.

We also help clients secure access to benefits through name changes and pass on their legacies with estate planning services.

Debt Buyers: Showing Up Makes a Difference

In 2023 and 2024, in response to client need and volunteer interest in high-impact debt collection cases, we retooled our intake criteria to focus on lawsuits brought by debt buyers.

These third-party entities buy consumer debts for pennies on the dollar and attempt to collect what they can from our low-income clients.

Improper service, deficient complaints, and lack of evidence are all hallmarks of debt buyer lawsuits. Debt buyers count on winning these cases because defendants **cannot afford help**.

With training and mentorship from VIP, volunteer attorneys prevail for their clients simply by showing up and pointing out errors.

Preserving Family Wealth by Preparing Wills

Estate planning does not need to be complex. Most of our clients possess one major asset—a family home—which can be lost to tangled title without a proper will. Powers of attorney and advance directives further help these clients plan their end-of-life affairs.

VIP's templates, trainings, and staff support make it easy for any volunteer attorney to prepare these documents. Supervised non-attorneys frequently take the lead on these cases, and partnerships with neighborhood groups and Habitat for Humanity Philadelphia helped us serve dozens of clients in 2024.

208

new cases referred in 2024

Estate Planning	136
Torts	32
Consumer Debt	20
Name Change	20

He was a first-time volunteer with no collections experience. His client faced a **\$9,000 lawsuit**.

David is an in-house attorney at a multi-national corporation that services cafeterias and dining halls. He contacted VIP with an interest in helping others while sharpening his courtroom skills. Our collections cases caught his attention, and he signed up for a hearing.

His client, Lara,* was being sued by a third-party debt buyer for \$9,000. Lara had opened a credit card seven years prior and accrued a balance of about \$3,000. She set up automatic payments and continued chipping away until she was laid off. After years of inactivity, she received word of the lawsuit.

Lara was never properly served, she was never notified her account had been sold, and she was sure the amount owed was incorrect.

VIP matched Lara and David and assigned the pair to a local attorney with vast experience defending against debt buyers. David argued Lara's case before an arbitration panel, and the plaintiff conceded within minutes that they had not properly notified the defendant. Lara walked away from what would have been a crushing debt, and David took his next case.

*All client names are pseudonyms.

Supporting Family Stability

Clients in family law matters need a lawyer's help to fight for their **closest personal relationships**.

Nobody should see their ability to care for our loved ones, escape an abusive partner, or move on from an old marriage hampered by a lack of funds. The reality in Philadelphia's Family Court is that **most litigants proceed pro se** because they cannot afford counsel.

VIP volunteers help these litigants forge new paths forward by representing them pro bono. We are fortunate to have deep roots among the city's family law practitioners, many of whom volunteer or mentor with VIP regularly.

But **the need is great**, especially for our custody clients. We remain focused on training and recruiting more volunteers in this area.

73

new cases referred in 2024

Custody	43
Guardianship	18
Divorce	12

Custody: In the Best Interest of the Child

Litigants in child custody proceedings know the facts—and the stakes—of their cases well. But the “custody factors,” which are statutory items that the Court considers when making custody decisions, are not necessarily intuitive, even to the most organized parents.

This is where VIP volunteer lawyers come in. We match clients with seasoned custody practitioners who know how to articulate the relevant factors before a judge or hearing officer. Many of these same family law experts also volunteer as peer mentors who enable other attorneys with no custody background to volunteer with their guidance.

Depending on the client's needs, VIP volunteers provide either free counsel and hearing preparation or full representation at a scheduled custody hearing.

Even though most of our custody volunteers are family law practitioners themselves, we continue to pursue partnerships with lawyers from other backgrounds in order to serve more custody litigants seeking representation.

“It blows my mind how diligent my lawyer is. **She deserves an award** for going above and beyond.”

When family relationships break down, it often falls to the Philadelphia Family Court to sort out a productive way forward. Our client Adele* was no stranger to Family Court, having worked with attorneys on a Protection From Abuse case against her children’s father. When the father began withholding Adele’s two children from Court-ordered visits, Adele turned to VIP.

VIP matched Adele with veteran family law attorney MK Feeney. “It was only supposed to be for one listing,” MK recalls. “But once I saw the mess Adele was in, I could not stop until I did whatever I could to get her kids back.”

Before Adele’s initial hearing with MK, the father had withheld her children for nearly two years. He refused to show up to Court-ordered therapy and filed dozens of unfounded complaints against Adele. On top of it all, he had the means to pay a lawyer; Adele did not.

The case was complex—a “mess”—and so it took years for MK to bring it to its conclusion. Finally, in 2024, Adele was awarded primary physical custody of her children.

*All client names are pseudonyms.



Promoting Community Economic Development

VIP is the only pro bono legal program in the city serving **small businesses and nonprofits**.

Since its inception over two decades ago, VIP's Community Economic Development Initiative has grown into a pro bono powerhouse that connects transactional lawyers with low- to moderate-income small businesses and nonprofits that serve the public interest.

The program was started to meet the legal needs of entrepreneurs and community groups while also making meaningful pro bono projects available to transactional attorneys.

In 2024, VIP connected over 300 such clients with free legal representation—a **record high**—and served hundreds more through our growing business law webinar series.

301

new cases referred in 2024

Small Business **196**

Nonprofit **105**

Small Business and Nonprofit Outreach

Walking along Germantown Avenue, 52nd Street, or other commercial corridors in the city, you may have seen flyers advertising VIP's pro bono services. Postering is one of many methods VIP uses to reach business owners and community leaders who may not know they can access free legal help.

VIP's Small Business Coordinator also recruits new clients via presentations to neighborhood groups, a monthly newsletter, client-facing social media profiles, and relationships with entrepreneurial organizations and city offices.

Legal Webinars: A New Volunteer Frontier

When business owners and nonprofit leaders come to VIP, we interview them to determine where they are in their journeys and what level of service they need from a volunteer lawyer. Many would benefit from webinars with general legal information on topics like employment law, business taxes, and corporate governance.

In 2024, we recruited volunteer lawyers to lead 10 such webinars serving **over 400 attendees**.

Crafting Bagels and Community in West Philly

Adam* first encountered VIP through one of our small business legal clinics in 2019. At the time, he ran a small operation that sold bagels as a pop-up shop at farmers' markets across the city, and he came to VIP for advice.

As Adam grew his business, he became a repeat customer at VIP's legal clinics, where volunteer lawyers advised him on his dream of opening a bagel shop in West Philly. When he finally located a storefront and secured a loan, we matched him with an attorney for help negotiating and signing his commercial lease.

Adam's bagel shop is now a bustling community hub, and as he plans to expand, he continues to rely on VIP's pro bono services.

A Storied Women's Group Makes It Official

Our client, a local organization that works to promote fellowship among Black female golfers, first applied to VIP to troubleshoot an issue it was having with the IRS.

Although the group was registered as a nonprofit and had been operating for decades, it did not have 501(c)(3) tax-exempt status. We matched the group with a volunteer attorney who led them through the application process.

"Since we officially became a 501(c)(3), our organization has been transformed. This milestone has opened new doors for growth, outreach, and impact in our community."

*All client names are pseudonyms.



Celebrating Our Volunteers

In 2024, **over 1,400 volunteers** represented VIP clients pro bono. Each one has our appreciation.

There are never enough ways to say “thank you” to the attorneys, paralegals, interpreters, and others who give of their time to help VIP’s clients. We do our best to recognize excellent pro bono service throughout the year.

VIP’s community gathered at FMC Tower for our Annual Awards Night on May 16, 2024 and celebrated the top-performing law firms, corporations, and individuals from the past year.

Also at the Awards Night, we inducted five

lawyers into VIP’s Hall of Fame, which is reserved for volunteers with at least ten years of pro bono service to VIP.

We periodically publish “Volunteer Spotlights,” which profile the unique journeys and pro bono practice areas of our legal volunteers.

Read more about our award winners, Hall of Fame inductees, and Volunteers of the Month on our website: phillyvip.org/blog. A list of all our 2024 volunteers is at the end of this report.



VIP's Annual Award Winners

Justice William J. Brennan, Jr. Awards

Kyoung-Hi Williams, Esq.

Feldman & Feldman

Saul Ewing

GSK

Trailblazing Partner Award

Saltz Mongeluzzi Bendesky

Pro Bono Impact Award

Abel Garza, Esq.

Amicus Award

Christine Flynn

MVP of VIP Award

Jason W. Rubin, Esq.

Volunteer Spotlights

Each of our legal volunteers has a unique story to tell. We aim to help share these stories through our Volunteer Spotlights.

Mike Coleman, Esq.

John Morabito, Esq.

Morabito Law

Michelle Martinez

Kirk Baumeister, Esq.

Miriam Straus, Esq.

Community Catalyst

Gregory S. Hyde, Esq.

The Hyde Law Firm, P.C.

Doug DiSandro, Esq.

Saltz Mongeluzzi Bendesky

Hall of Fame Inductees

We recognized the longstanding pro bono service of these five volunteer lawyers at our Annual Awards Night.

Taken together, these volunteers have handled almost **five hundred VIP cases** over the years.

Lise A. Fisher, Esq.

Volunteer since 1989

Don Parman, Esq.

Volunteer since 2006

Willie Pollins, Esq.

Volunteer since 2011

Lisa Shapson, Esq.

Volunteer since 2004

Lee A. Schwartz, Esq.

Volunteer since 1988

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Pro Bono Case Manager

Benjamin Willis

Data & Contracts Manager

Megan Zhong*

Case Management Fellow

*Staff alumni

**In memoriam

Financials

REVENUE & SUPPORT (2024)

\$2,435,841



Government Grants/Contracts

\$825,639 (34%)

Grants/Foundations

\$539,625 (22%)

Tangled Title Fund (Pass-Through)

\$462,091 (19%)

Individual Giving

\$219,949 (9%)

Law Firm Giving

\$189,652 (8%)

Corporate Giving

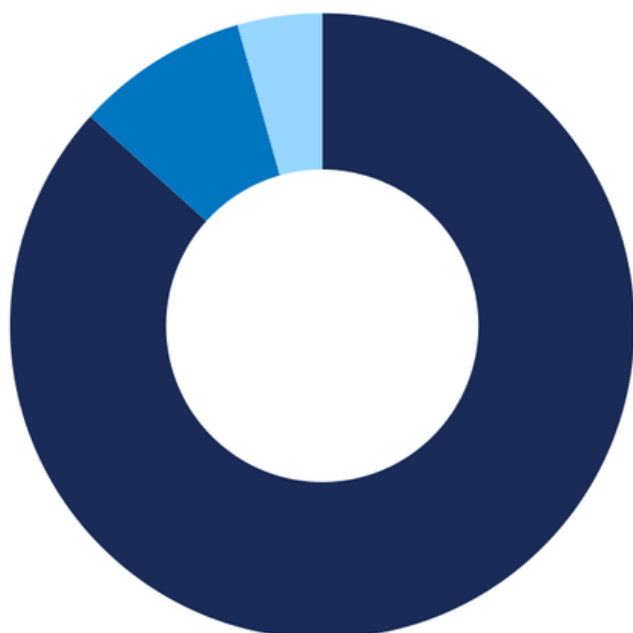
\$139,459 (6%)

Other Revenue

\$59,426 (2%)

EXPENSES (2024)

\$2,221,841



Program Services

\$1,926,279 (87%)

Management and General

\$198,869 (9%)

Fundraising

\$96,693 (4%)

Net Assets, Beginning: \$2,621,025

Net Assets, End: \$2,840,790

Individual Contributors: 294

Organizational Contributors: 70

Our Donors

We thank the following individuals for their generous financial support of VIP in 2024:

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Philadelphia VIP was founded in 1981 as a collaboration between the Philadelphia Bar Association, the private bar, and the public interest legal community to bridge the rapidly-widening **civil justice gap** between the legal needs of Philadelphia's low-income residents and the availability of affordable representation.

In the decades since, VIP has worked closely with our partners at the Philadelphia Bar Association to expand access to justice in Philadelphia.

VIP's staff and Board of Directors are proud to partner in the Bar Association's mission of "promoting justice, professional excellence and respect for the rule of law" and, by doing so, "foster understanding of, involvement in and access to the justice system."

We thank the Bar Association for its strong partnership and invaluable support and look forward to ongoing collaboration in the years to come.

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We are deeply grateful to the legal volunteers who made our work possible in 2024.

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PHILADELPHIA VIP

Two Penn Center
1500 John F. Kennedy Boulevard
Suite 1850
Philadelphia, PA 19102

TEL: (215) 523-9550
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