

2025 ANNUAL REPORT

BUILDING PRO BONO CONNECTIONS

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.

Every case referred by VIP's office follows a similar path: someone in Philadelphia has run out of options, and then a volunteer attorney says "yes," making the choice to intervene.

In 2025, VIP volunteers said "yes" to the tune of **13,749 hours of pro bono legal help**, worth \$7,007,355 at market rates and free to every client who received it. Of those volunteers, 219 had never taken a VIP case before.

By taking a VIP case—that is, by choosing to intervene in the legal problems of a total stranger and ask for nothing in return—VIP volunteers take it upon themselves to **build pro bono connections** in our city.

These connections can change lives, as was the case for Harold (page 5), a VIP eviction defense client whose landlord rented him a room with a leaking roof and no running water. When the landlord sued to evict him, **a VIP volunteer raised a counterclaim and won**. Harold walked away with a \$5,000 award and a chance to find a better home.

Some pro bono connections are less flashy than a courtroom win, but they nonetheless strengthen our city and empower our neighbors. VIP volunteers and clients work together to secure legal title to the family home, change someone's name to reflect their gender identity, or sign a commercial lease for

a small business. These stories, and others like them, are detailed in this report.

If you take away one message from these pages, let it be this: while we live in a divided world, **we can all be connected by service**: volunteer to client, lawyer to neighbor, individual Philadelphian to a city whose residents do not have to face their toughest legal battles alone. Your generosity—by giving to VIP, inviting a colleague to a volunteer training, or saying "yes" to a case—helps us build those connections.

In 2025, our volunteers **served 1,658 pro bono clients**. Whether you are a longtime friend of VIP or one of those 219 first-time volunteers, we could not boast of that number without your willingness to say "yes."

Thank you as always for your commitment to expanding access to justice in Philadelphia.

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.

2025 by the Numbers

1,395

volunteers worked on
a VIP pro bono case

219

first-time volunteers
signed up for a case

873

new matters were
referred to legal
volunteers

1,658

Philadelphians received
pro bono legal services

13,749

hours of pro bono legal
work were reported by
VIP volunteers

\$0.00

attorney fees were
charged to our low-
income clients

Preventing Homelessness

Across the city, VIP volunteer lawyers help renters and homeowners alike **stay in their homes.**

VIP Volunteers Clear Up Tangled Titles

When a person lives in, takes care of, and in many cases pays the mortgage on a home, but that person does not legally own the home, we say that person has a “tangled title.”

Even in the face of the City of Philadelphia’s enhanced investment in tangled title, the problem is still widespread and the need is still great. In 2025, between simple deed transactions and more complicated probate matters, VIP referred **153 clients** to volunteer lawyers for help resolving tangled titles.

VIP is a resource hub for tangled title clients and volunteers alike, and our staff actively

monitors these cases to ensure quality service.

“Everyone in the family knew grandpa wanted me to have the house,” said Alyssa.*

When Alyssa’s grandfather died, his executor improperly probated his estate. Years later, when the roof started leaking and Alyssa tried to apply for a repair grant, she discovered she did not legally own the home.

Alyssa’s VIP volunteer lawyer corrected the problem. Now, Alyssa is making repairs to her legally-held family home.

“We can’t wait to have family dinners there. I already told my fiancé that when we have kids, we’re leaving the house to them.”

Tangled Title Fund: A Citywide Resource

VIP administers the Tangled Title Fund (TTF), a City grant program that removes financial roadblocks to clearing title. TTF grants are available not only to VIP clients, but also to hopeful homeowners working with other legal aid agencies and advocates.

In 2025, **the TTF disbursed a record amount:** 293 Philadelphians, including 177 first-time recipients, received \$497,470 in TTF grants.

258

new cases referred in 2025

Eviction Defense	98
Deed Transfer	85
Probate	68
Quiet Title	7

Harold* had no running water. He had no kitchen. His roof leaked. **His landlord sued him for \$12,000.**

Landlord/Tenant Eviction Defense

In addition to our extensive homeownership projects, VIP recruits and trains volunteers to represent low-income tenants facing eviction in Philadelphia's Municipal Court.

Our eviction defense volunteers are a diverse group. Some are transactional lawyers who are not afraid of the courtroom; many are first-year associates who are eager to chair their own cases. Occasionally, we even work with landlord's attorneys who wish to put their deep knowledge of landlord/tenant law to use for pro bono tenant clients.

Jordan* is one such attorney. He spends his days representing residential and commercial landlords in eviction matters. When he has time—following a thorough conflict check, naturally—he takes tenant-side cases from VIP.

Harold's Eviction Defense Story

Harold came to VIP when his landlord sought to evict him and collect about \$12,000 in unpaid rent. Harold told us his apartment had multiple habitability problems which his landlord refused to fix.

On top of that, he had been trying to pay his rent, but the landlord would not accept the payments. He had text exchanges to prove it and he had been setting aside the money he owed. Still, his landlord sought to remove him.

We referred Harold's case to Jordan, who then strategized with a VIP Staff Attorney about the possibility of raising a habitability counterclaim.

We always encourage volunteers to pursue counterclaims when possible. In many of our clients' cases, the facts do not lend themselves to the possibility of a successful counterclaim. But in some matters—particularly those involving lead, unsafe living conditions, and retaliatory or otherwise illegal actions from the landlord—our volunteers elect to take their client's case further than a normal VIP matter.

Between Harold's inhabitable apartment, his landlord's unsavory behavior, and Jordan's expertise in Municipal Court, Jordan and our staff thought they might have a "winner."

Jordan demanded a trial and raised the counterclaim before the Municipal Court judge. He prevailed easily. Not only did the judge waive the \$12,000 in back rent sought by the landlord, he also ruled in Harold's favor and **awarded him a \$5,000 judgment.** After some hounding from Jordan, the landlord remitted the entire amount.

Thanks to Jordan and VIP, Harold walked away from a landlord/tenant nightmare with, if not quite a new lease on life, then at least a fair bit of money to find a safer, healthier home.

*All names are pseudonyms.

Preserving Income

VIP volunteers **served more clients** in name change, debt collection, and estate planning cases.

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

Our volunteers work on pro bono cases where such assets are directly at stake, including debt collection defense, slip-and-fall defense, and auto accident defense. Meanwhile, estate planning volunteers work to keep clients' household wealth from being lost to tangled title issues, and name change volunteers help clients secure benefits and obtain photo ID.

Estate Planning to Preserve Family Wealth

Demand for free estate planning services continued to grow in 2025, alongside volunteer interest. **We referred 140 such cases** to volunteer lawyers last year, up from 2024.

The program aims to serve low-income Philadelphia homeowners who wish to pass on their assets but cannot afford to pay a lawyer.

With training and careful guidance from VIP staff, our volunteers are more than scriveners; they are counselors who help clients navigate questions of inheritance, responsibility, and trust when selecting beneficiaries and agents. Clients consistently report feeling guided and reassured by their estate planning volunteers.

Meeting Community Needs: Name Changes

VIP's "name change" project actually addresses a wider range of issues than simple name change petitions. Some of our clients were never issued a birth certificate and go through life without any proof of identity; others have some official documents, but clerical errors keep them from accessing benefits. VIP volunteers address this problem.

In 2025, a large-scale provider of free gender-affirming name changes stopped accepting clients. VIP partnered with Philadelphia Legal Assistance to fill the gap, and **our name change referrals doubled compared to 2024.**

261

new cases referred in 2025

Estate Planning	140
Name Change	48
Consumer Debt	42
Torts & Auto	31

A letter in the mail told her she owed a debt buyer **over \$5,000**. Thanks to VIP, she is now debt-free.

Estelle* received a letter from an unknown attorney who offered to defend her in her upcoming debt collection hearing. She took the letter to a legal aid agency, where advocates informed her she was being sued by a debt buyer she had never heard of.

At the time, Estelle was recovering from a surgery and could not work. She worried her car would be repossessed if she lost the case. The agency sent her information to VIP, and we matched her with a volunteer lawyer.

Estelle explained to her volunteer that she fell

behind on payments after her surgery. She had to stop working and began receiving long-term disability payments, but she had to spend them on rent to avoid being evicted. Meanwhile, a company she had never heard of was poised to collect over \$5,000 without properly serving her or providing proof of ownership of the debt.

Estelle's volunteer easily prevailed at the hearing. **"My attorney showed up and showed out,"** Estelle said. "Your services are superb. Nothing like this has ever happened to me."

*All client names are pseudonyms.



Supporting Family Stability

Philadelphians fighting for what matters most in Family Court **count on VIP volunteer lawyers.**

Where personal and family matters run up against the legal system—for instance, in child custody disputes, divorce proceedings, and questions of guardianship—families are undoubtedly better off with legal counsel. However, most litigants in Philadelphia’s Family Court **do not have lawyers.**

Since 1981, VIP has connected low-income Philadelphians to experienced family law practitioners for pro bono assistance. Those same lawyers also volunteer to **mentor and train attorneys** from other backgrounds, which enables anyone with a Pennsylvania law license to get involved, regardless of their usual practice area.

97

new cases referred in 2025

Custody	31
Divorce	30
Guardianship	14

Divorce: Legally Easy, Procedurally Complex

Divorce decrees are not easy to obtain in Philadelphia. Nor are they cheap. A Harvard Law School Access to Justice Lab study found that fewer than 10% of pro se divorce litigants successfully obtained a divorce decree. For Philadelphians without the means to pay a lawyer, old marriages may linger for years or even decades.

VIP is still the only large-scale provider of pro bono divorce assistance in Philadelphia. Our volunteers help clients with “simple” no-asset divorce matters. Divorce decrees in hand, our clients are able to close painful chapters in their lives, move on, and remarry.

Divorce is also an attractive pro bono project for volunteers. No-asset divorces do not require a courtroom appearance, and the legal work involved is fairly simple, so attorneys can complete these matters with relative ease.

In 2025, requests for legal assistance in divorce rose sharply. In response, our divorce referrals to volunteer lawyers **nearly doubled** compared to 2024.

“Most attorneys are **already equipped** to handle a pro bono family law case effectively.”

“As an experienced family law attorney and volunteer mentor, I have seen the impact pro bono representation can have, whether from a lawyer who is brand-new to Family Court or from a veteran practitioner like me. If you can set expectations and communicate effectively, you can be a fantastic VIP volunteer.”

“Your skills as a lawyer are far more beneficial than your ability to recite family law doctrine chapter and verse. If you have ever helped a nervous client through contract negotiations, advised a business on risk management, or explained legal processes to a layperson, you

already have the fundamental skills needed to succeed in pro bono family law work.”

“Pro bono work is not about mastering every aspect of divorce, custody, or child support law. It is about being present, listening, and guiding clients through one of the most challenging periods of their lives and **using the law to restore a sense of normalcy.**”

Adapted from an article in the Summer 2025 issue of the Philadelphia Lawyer by VIP Supervising Attorney Denise E. Lynch and VIP volunteer lawyer Gregory S. Hyde.



Promoting Community Economic Development

VIP is the only large-scale provider of free legal services for Philly small businesses and nonprofits.

Our work of expanding access to justice does not only include helping Philly residents defend themselves in court or manage complex real estate transactions. It also involves building up our city's network of entrepreneurs, small business owners, and small nonprofits through **proactive legal services and counseling**.

When low- to moderate-income small businesses and nonprofits with limited resources need free legal help, they turn to VIP.

In 2025, VIP referred **258 such cases** to volunteer lawyers, held seven small business and nonprofit legal clinics, and hosted nine free business law webinars.

258

new cases referred in 2024

Small Business 184

Nonprofit 74

Building Connections at Legal Clinics

Every other month, VIP partners with a law firm in the city to organize a legal clinic for our Community Economic Development clients.

Ever popular with both clients and volunteers, these clinics bring together Philadelphians from all walks of life. Clients are pre-screened to ensure their legal questions are appropriate for a one-hour clinic setting, and then our staff matches them with attorneys who have the relevant expertise to advise them.

Due to the clinics' popularity, clients are often matched with a duo of volunteer attorneys.

While VIP does not require volunteers or clients to continue working together after the clinic, they often elect to do so once they meet and discover they are a good match for each other.

In December, we partnered with Blank Rome and the International Trademark Association to hold our first-ever **trademark legal clinic**.

VIP served 81 clients at small business and nonprofit legal clinics in 2025.

Passing the Torch with Succession Planning

Richelle* founded her nonprofit, now a community development corporation (CDC) dedicated to serving the people of North Philadelphia, over forty years ago.

Over the years, the CDC has developed a special focus on urban forestry: putting people to work planting trees and improving the landscape of North Philadelphia.

When Richelle decided to retire, she engaged VIP to craft a succession plan and update the CDC's bylaws to prepare for its next leader.

"VIP has been a competent leader in **building area nonprofits' capacity to serve communities with strength**," said Richelle.

A Local Artisan Resolves an Illegal Eviction

Steven* ran his artisanal knife shop out of a rented studio space. When the landlord illegally locked him out, he was unable to retrieve his supplies and continue supporting himself.

VIP matched Steven with a volunteer, who negotiated temporary access to the studio to reclaim his tools.

"Before VIP and my lawyer, I was losing sleep and having panic attacks," Steven said. "I cannot thank you enough. **I would have lost years of work without VIP.** It's been a major help to myself, my micro-business, and my relationships."

*All client names are pseudonyms.



Celebrating Our Volunteers

VIP works to engage, recognize, and celebrate the **1,300+ legal volunteers** who carry out our mission.

We celebrated our Annual Awards Night on May 15, 2025, in the Mayor's Reception Room inside City Hall. At this event, the VIP team's favorite night of the year, our community came together to recognize excellence in pro bono service.

In addition to our six annual award honorees, we inducted three lawyers into VIP's Hall of Fame, which is reserved for volunteers who have dedicated ten years of their careers to VIP.

Then, on June 25, 2025, we gathered summer

associates from firms and corporate legal departments across the city for our annual Summer Pro Bono Program, a networking breakfast and pro bono seminar with Philly judges and VIP volunteer lawyers.

This event, along with our "roadshows," lunch-and-learns, and New Volunteer Happy Hours, helps us bring new volunteers into the fold.

A list of every 2025 VIP volunteer is available at the end of this report.



VIP's Annual Award Winners

Justice William J. Brennan, Jr. Award: Solo
Gregory S. Hyde, Esq.

Justice William J. Brennan, Jr. Award: Law Firm
Dechert

Trailblazing Partner Award
The Vanguard Group

Pro Bono Impact Award
Donna Brown, Esq.

Outstanding New Volunteer Award
Ryaan A. Ibtisam, Esq.

MVP of VIP Award
Lisa Ann Zolna

VIP's Hall of Fame Inductees

We marked the pro bono service of these three volunteer lawyers at our Annual Awards Night and added them to our Hall of Fame, which recognizes lawyers who have handled over ten VIP cases over the course of a decade.

These three volunteers have handled almost **three hundred VIP cases** over the years.

Alfonso Madrid, Esq.
Volunteer since 1997

Billie Schnall, Esq.
Volunteer since 1993

Mark-Allen Taylor, Esq.
Volunteer since 2011



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Pro Bono Case Manager

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Financials

REVENUE & SUPPORT (2025)

\$2,172,811



Government Grants/Contracts

\$743,392 (34%)

Tangled Title Fund (Pass-Through)

\$402,732 (18%)

Grants/Foundations

\$325,250 (15%)

Corporate Giving

\$263,583 (12%)

Individual Giving

\$190,118 (9%)

Law Firm Giving

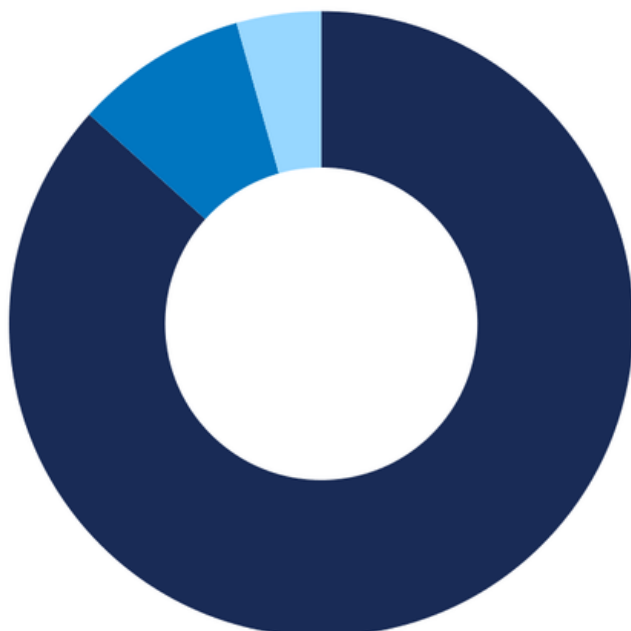
\$185,950 (9%)

Other Revenue

\$61,786 (3%)

EXPENSES (2025)

\$2,200,758



Program Services

\$1,919,457 (87%)

Management and General

\$194,008 (9%)

Fundraising

\$87,293 (4%)

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

Net Assets, End: \$3,101,219

Individual Contributors: 213

Organizational Contributors: 52

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We thank the following individuals for their generous financial support of VIP in 2025:

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We are deeply grateful to the legal volunteers who made our work possible in 2025.

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