

Application: MLS 2026- Michigan Legal Services

MLS Michigan Legal Services
Legal Services Annual Grant

Summary

ID: LS2026-0000000176
Last submitted: Oct 10 2025 05:52 PM (EDT)

Grant Application Narrative

Completed - Oct 10 2025

Organization Information

Have you reviewed the Organization Information Task?

Yes

Have you updated any information in the Organization Information Task?

Yes

If you selected "Yes", please indicate below the sections in which you have made significant changes.

Provided small updates throughout, primarily related to changes in the 36th District Court RTC program and the Probate Project.

Description of Services

1- Briefly list the purposes and use for your IOLTA grant and/or Filing Fees contract:

We do not receive Filing Fees. We will use our IOLTA grant to support overhead and personnel costs for attorney, accounting, paralegal, management, clerical assistance and related overhead costs, to support our eviction defense efforts in the 36th District Court and higher courts, as well as our foreclosure, forfeiture and utility shut-off prevention efforts in Detroit. The grant also provides for subcontracts with the United Community Housing Coalition (UHC) for outreach and additional legal support for this work as well as with Michigan Community Resources (MCR) to support its Community Legal Resources (CLR) PAI program to meet the transactional legal needs of eligible non-profit community organizations engaged in rebuilding low-income communities in Detroit and the surrounding area.

2- Describe how the funds leverage your ability to obtain specific funding from other sources.

These funds have leveraged our ability to obtain private charitable funding from the Gilbert Family Foundation (GFF) for eviction defense as well as for our GFF probate project to protect threatened generational wealth in Detroit homes, including a small LISC grant for similar probate work. Historically, IOLTA also leveraged funds from Detroit which distributes federal CDBG (requiring a demonstration of private leverage) and ESG (requiring a non-federal match}. While Detroit is not currently providing funding from these sources, it has provided for \$2 million from the federal CERA and ARPA programs in 2022-2025 for Detroit's Right to Counsel (RTC) program. (Note the 2019 estimated annual cost for RTC was \$17 million). Last year we were awarded another \$2.7 million in additional Detroit ARPA funds through Detroit to extend the contract through June 2026. Demonstrating leverage is typically important for favorable treatment of funding proposals. It also demonstrates that funding is available for related legal services. For example, when GFF funded our probate project in March 2024, it was interested in our current probate work funded through IOLTA, explicitly looking for leverage. Finally, it has leveraged a grant for succession planning, critical as we navigate new challenges with evaporating federal funding.

3- Explain any plans or activities and a timeline for developing new or expanding current services.

Detroit RTC brought in significant new resources for expanding eviction defense in the 36th District Court. The 2019 estimated cost to fully fund RTC was \$17 million annually. Until last year, only \$5 million annually for 3 years had been committed from GFF and Detroit. Another \$12 million for 2 years in ARPA funds from the city was allocated in September 2024. These amounts provide for only 60% of the total cost of Detroit RTC, among 4 legal services providers. The 2022 GFF award enabled us to hire staff to get the project rolling. The delay in City ARPA distributions stalled hiring until 2024. The services which we previously provided in eviction cases for rent arrears are much more difficult to resolve without the availability of CERA rent relief. With the new city funds available under an extended contract through June 2026, we are expecting to provide full representation for another 3500 cases. Currently GFF is seeking to extend the probate project through December 2026. Since the city RTC has been funded through federal CERA and ARPA programs, we are fortunate to have engaged the city earlier in conversations regarding the use of city general fund dollars for this purpose.

4- Describe the unmet client and/or community needs addressed with help of this funding.

In 2025, the 36th District Court is on pace to handle 20,000 eviction case filings. With the establishment of a right to counsel in Detroit eviction proceedings, there is a large unmet need among eligible defendants in these cases which we local legal aid providers are struggling to meet, since the program is not sufficiently funded. Prior to the pandemic, the full representation coverage rate with the combined efforts of all Detroit legal aid providers was approximately 4% annually. With the infusion of EDP, CERA and ERAP funding in 2020-22, the percentage climbed to 25%, but in the context of 10,000 fewer filings. In 2025, we estimate the unmet need to be 40% of case filings. Also without CERA funding to pay rent arrearages, case resolutions are much more difficult and costly. The infusion of new Eviction Diversion IOLTA funds to replace CERA funding through 2026 will enable MLS to continue to meet some of these needs. The IOLTA grant sought here with sub-contracts to UCHC and MCR will enable us to continue the supportive work of those organizations through foreclosure outreach and meeting the transactional legal needs of nonprofits rebuilding their neighborhoods, devastated by Detroit's foreclosure crises.

5- Indicate what region and target population you are proposing to serve with IOLTA and/or Filing Fees funds.

Target Population

Responses Selected:

General low-income population

Region

Responses Selected:

Metro

The estimated number of people eligible for services in the geographic areas indicated above are as follows (based on the 2022 ACS 5-year estimate at 125% poverty level with a 2020 midpoint):

Eastern - 256,473 (15.3308%)

Metro - 682,661 (40.8063%)

Northern - 136,705 (8.1716%)

Southeast - 267,748 (16.0047%)

Western - 329,343 (19.6866%)

Description of Services *(cont.)*

6- Describe your program's recent community impact and accomplishments.

In 2025, the our eviction defense collaborative has provided advice and/or full representation in most cases where qualifying defendants appeared in court.

In 2024, the number of daily dockets at the Court decreased from 6 to 5, due to a 33% drop in case filings, likely attributable to RTC.

Due to successful advocacy, the court provides case files for every docket prior to first hearings enabling us to present defenses apparent from the files for early dismissals.

After a failed pilot to return to full in-person proceedings, we successfully advocated for a hybrid system, permitting remote first hearings, with automatic adjournments of 2 additional weeks, providing for more prep time and better results.

In 2025, the court is scheduling hearings to disburse rent escrows held under Conditional Dismissals (CDs) which required some level of code compliance prior to disbursal. Presently there are 2400 such cases for which the Court has established a sixth "rocket docket". MLS has built a system for staffing that docket for eligible defendants, including obtaining expert testimony from building inspectors in every case to obtain the disbursal of funds to tenants for landlord non-compliance.

In 2023 the implementation of our federal class settlement against the largest purveyor of "rent-to-own" and "lease purchase" scams in Detroit concluded with reformed land contracts for class members. The suit also largely drove out of business this investor and his 62 corporate defendants.

The Detroit RTC Ordinance, obtained an initial commitment of \$5 million annually for three years from public and private sources. In 2023/24 another \$12 million in Detroit ARPA funds was added, along with \$2.5 million in state ARPA funds.

In March 2024, GFF provided \$1.1 million for a two-year probate project to protect generational wealth in occupied heir properties under threat of loss due to foreclosure/ forfeiture.

7- What are your program's goals in increasing private attorney involvement for the upcoming year.

We expect to continue to work with private attorneys on a number of impact-oriented issues, including responding to the Detroit Law Department regarding whether general fund dollars could be used to implement the RTC ordinance. The matter was not as urgent when ARPA and CERA federal dollars were available and utilized by the City for this purpose. However, with the loss of this federal funding and no federal replacement source apparently available in the near future, resolution of this issue is critical for the future of RTC, unless a dedicated local revenue source for this purpose can be identified. The issue of reparations relief to families who lost their homes in tax foreclosure as a result of over assessments is also ripe for PAI. Other issues presenting for review at the Supreme Court Administrators Office include whether the district court has authority to reject eviction filings for properties that do not comply with Detroit's Rental Registration Ordinance or habitability/basic occupancy codes.

We also expect to increasingly utilize private attorneys to assist with the eviction defense cases, once they are trained. As we train law students in this work and they join the private bar, we are encouraging them to return to assist with case referrals.

We also continue to support the CLR program of MCR to provide for pro bono attorneys to assist eligible Detroit nonprofits with transactional legal needs. These groups are serving low-income communities. As that organization ramped up virtual presentations by private attorneys during the pandemic, the numbers of workshop participants and demand for remote services has been increasing. Pro bono attorneys are also preparing legal educational materials for these groups of clients with needs ranging from understanding nonprofit legal compliance requirements to emerging HR and remote practice issues in this post-pandemic era.

8- Describe any new recent innovations or collaboration in your program's service delivery area.

In 2023, we were contacted by Detroit Future City (DFC), Detroit's Law Department and GFF about the possibility of operating a probate project to address the needs of low-income families in 5000 heir properties with deceased owners of record. The purpose was to clear titles and protect family equity in these homes for generations. MLS was already engaged in a similar venture in its Tax Foreclosure Prevention Project (TFPP) operated jointly with UCHC, accepting referrals of such properties for removal from annual tax foreclosures with probate filings. GFF funded an expanded version of the MLS project, involving a collaborative effort with a probate educational program and estate planning offered by LLA and NLS of Michigan. It also includes an effort to bring in private attorneys who agree to help through a program offered by LLA.

The current Detroit eviction defense collaborative in the 36th District Court (MLS, LLA, UCHC and LAD) was augmented with a Detroit panel of ten private contract attorneys in 2022 to assist with simple rent nonpayment cases resolvable with CERA funds. With the availability of the GFF funds for legal services, and the end of the CERA rent payment program, the Detroit panel was discontinued. Other additions to the collaborative included attorneys with LAD, the Detroit Justice Center and Neighborhood Defender Services with LAD and Neighborhood Defender Services funded by Detroit to add significant staff to the effort in 2025 and 2026.

We currently collaborate with UCHC, LLA and LAD to cover these 5 dockets together hearing 150- 250 cases daily.

The MLS/UCHC/LAD collaborative is also designing incentives to attract and retain eviction defense attorneys.

As described above, we are currently collaborating with the Court and legal services providers to cover the escrow disbursement "rocket docket" of nearly 2400 post-judgment cases over the next several months.

9- Describe the measures with which you will evaluate your organization's progress in meeting the needs to be addressed.

With respect to Detroit eviction defense, we will measure progress by comparing the number of cases accepted for full representation through our collaborative, to the number of cases on the dockets. We will then examine outcomes in closed cases for positive results -- dismissals, repairs, additional vacate time, redemptions, and numbers of writs executed (after convincing the court to capture this information). GFF has also hired Public Sector Consultants to evaluate the program for purposes of continuing funding. Successful management of the new additional "rocket docket" for escrow disbursements will be measured by numbers of eligible defendants who are able to obtain the CERA rents withheld by the Court for plaintiff noncompliance with repair obligations.

Regarding the goal of implementing the RTC ordinance, we will evaluate our progress based on the extent to which we are able to garner the funding and hire the staff to provide for full representation in eviction cases with appropriate outreach and wrap around services as provided for in the ordinance.

The goal of preventing tax foreclosures for owner-occupied Detroit homes is measured against the number of such properties with principal residence exemptions (PRE) in the foreclosure complaint filed annually in June and the numbers ultimately pulled from the judgment issued the following March.

We also measure progress in numbers of poverty exemptions obtained annually and in numbers of occupied rental properties transferred to tenants or returned to the former tax foreclosed homeowners through Detroit's "Make it Home" (MIH) program.

We are evaluating our progress in the probate project against goals established for the collaborative by GFF.

Through the MCR subcontract, the goal of increasing legal services for eligible non-profits is measured by tracking the numbers of cases referred to pro bono counsel for transactional legal services each year, and materials/workshops/legal compliance audits produced for groups

Administrative Capacity

1- If you have had a peer review or funder review in the past 3 years, list the major recommendations or suggestions from your recent peer review team and specify the actions your program has begun or completed in response to each. Include estimated time frames for any steps not yet under way or those which are in process.

Peer Review Response:

- Salaries: increased for all staff in June 2022, Fall 2023 and 2024, and anticipated in Fall 2025.
- Retirement plan offered to all staff as of CY 2024.

- Student loans: With on-boarding all staff are advised of loan forgiveness programs

- Supervision and professional development: All supervisors now attend SHRM 4 month self-paced interactive weekly webinar and meet bi-weekly regarding leadership issues

- Case load limits built into the Stout RTC analysis are utilized.

- Diversity: Staff attended the MPLP race and equity training for legal services providers in October 2024; additional trainings are planned for December 2025

- Staff relationship building activities: picnics in Summers 2022-2025, weekly trivial pursuit nights, city biking tours, new cultural committee with newsletter, Black, Hispanic, Arabic and Women's History month lunch & learns..

- Board: new active strategic/succession plan committee, and facilitation grant provided by GFF for 2025.

- Confidentiality/UCHC: Reviewed the ethics rules and best practices for shared client information addressed in JusticeServer in Jan 2023 and in new retainers in 2024 and 2025. Separated courtroom personnel in October 2024

- Structure: Implemented new supervisory structure devolving supervision of nearly 39 staff through a Legal Director, 6 Supervising Attorneys and an LA Director with MLS staff assigned to MLS supervisors for reviews.

- Joint Planning: UCHC is completing its strategic planning process as MLS continues its process. Both organizations recognize the need for joint planning.

- Executive management: Directors are reducing caseloads and examining ways to move into full-time managerial roles.

- Planning for Shifts in Future Work: Both organizations are working with the court and funders to implement RTC.

- MLS is committed to assuring that attorneys are able to handle systemic issues as well as individual cases. Supervisors and some staff were engaged in such efforts in the forfeiture class suit, and in court meetings regarding hybrid hearings and escrow.

2- List training or professional development opportunities you anticipate providing to staff, including administrative staff, in the upcoming year.

All staff are enrolled in appropriate training days offered by the MPLP Annual Road Show Webinar in October 2025. These include the trainings in housing, consumer and public benefits law as well as support staff training. They will also be attending the 2026 annual road show next year.

All staff were encouraged to attend the two Michigan Racial Justice Collaborative webinars addressing race equity issues in legal services work in November 2024 concerning community lawyering and using race equity frameworks in case selection. The MLS HR Manager has planned trainings in the subject areas of discrimination, stress reduction, improved workplace communication, office safety, and suicide prevention for clients (as requested by staff). These trainings are currently planned for the month of December, when the court dockets are anticipated to be lighter.

In-house orientation and basic trainings in housing law continue to be provided to new staff as they are hired for the eviction defense program.

We review offerings by the Committee on Regional Training (CORT) to provide opportunities for staff to attend relevant trainings. All staff were encouraged to attend the recent September 2024 virtual Housing Law training offered by CORT. The Subsidized Housing Supervisor attended in person the recent (July 2025) National Housing Law Project subsidized housing training sponsored by CORT.

Staff are also encouraged to attend the First Friday webinars offered by the Michigan Poverty Law Program on topics of concern to their practices.

Justice Server Training and updates for all Staff

Housing Task Force Quarterly Meetings for attorneys and legal assistants

Michigan Foreclosure Prevention Task Force meetings with MPLP and the National Consumer law Center for foreclosure prevention staff.

Lexis research training and updates for attorney staff, all of whom are subscribed to Lexis.

ICLE enrollment for all staff who are encouraged to attend relevant trainings

PLI enrollment for all staff encouraged to attend relevant trainings

Annual Wayne County Probate Court updates training.

National Housing Law Project and National Low Income Housing Trainings

HR is planning a series of trainings for all staff regarding office communications, discrimination, stress reduction, office safety and suicide prevention for distressed clients (as requested by LA staff) in December and first quarter 2026.

Administrative Capacity (cont.)

3a- Check boxes (1) through (4) below to indicate activities that are performed by your organization:

Responses Selected:

1 - None

3b- Check boxes (1) through (7) below to indicate activities that are performed by your organization:

Responses Selected:

3 - Cases that are not permissible under the LSC Act or regulations.

6 - Representing individuals whose income is greater than 125 percent of the federal poverty standard.

Indicate below the safeguards that are used to ensure that the Filing Fees funds were not being used for specifically prohibited purposes. Specify record-keeping and accounting procedures used to verify that Filing Fees funds are being spent only for eligible clients/cases.

We do not receive filing fees.

4- List training or professional development opportunities that accounting and financial staff has had in last 24 months.

We have hired a new accounting firm that started with us in mid-July, 2024. They were in a transitioning process with the former accountant and did not attend any trainings in their 6 months with us in 2024. They have not attended any in 2025.

Our prior accountant attended 4 classes concerning QuickBooks Professional with On-line updates. She also attended a seminar offered by UHY, LLP in 2023.

5- Has your program experienced fraud, misappropriation of funds, embezzlement, or theft within the last twenty-four months?

No

6- Describe any changes made to your program's accounting manual or procedures in last 24 months.

None.

7- If there is additional information or explanation you would like to provide, please enter it below.

None.

Case Projections

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Cases

Do you expect to meet your case projections for the current year. If you do not, explain why:

(No response)

Do you expect PAI cases to meet your projections for the current year. If you do not, explain why:

(No response)

Grant Application Year

Indicate the estimated number of cases in which clients will be provided with direct legal services during the grant application year, assuming the total you budgeted for is available. Please include cases closed by CALL for your service area in the figures below.

Indicate in the last column the number of total projected cases that will be provided legal services through CALL and the case will be closed by CALL.

Grant Application Year Staff Cases

| Type of Legal Problem | Cases Closed after Limited Service | Cases Closed after Extended Service | Total Projected Case Services | Number of These Cases Completed on Hotline |
|-----------------------|------------------------------------|-------------------------------------|-------------------------------|--------------------------------------------|
| Consumer/Finance | 110 | 175 | 285 | 0 |
| Education | | | | |
| Employment | | | | |
| Family | | | | |
| Juvenile | | | | |
| Health | | | | |
| Housing | 2300 | 7200 | 9500 | 0 |
| Income Maintenance | 125 | 325 | 450 | 0 |
| Individual Rights | | | | |
| Miscellaneous | 75 | 225 | 300 | 025 |
| Total Cases | 2610.0 | 7925.0 | 10535.0 | 25.0 |

Grant Application Year PAI Cases

| Type of Legal Problem | Cases Closed after Limited Service | Cases Closed after Extended Service | Total Projected Case Services |
|-----------------------|------------------------------------|-------------------------------------|-------------------------------|
| Consumer/Finance | | | |
| Education | | | |
| Employment | | | |
| Family | | | |
| Juvenile | | | |
| Health | | | |
| Housing | | | |
| Income Maintenance | | | |
| Individual Rights | | | |
| Miscellaneous | 25 | 25 | 50 |
| Total PAI Cases | 25.0 | 25.0 | 50.0 |

Pro Bono Attorneys

How many pro bono attorneys do you anticipate will assist in handling cases during the grant year?

20

Staffing

Completed - Oct 10 2025

Staffing

Has your program had any significant staff increases or reductions during the current calendar year?

No

Please explain any significant staff changes.

(No response)

Civil Legal Services Staffing

Indicate the total number of Full-Time Equivalent (FTE) paid and volunteer staff persons who were directly involved in the activities covered by the total expenditures.

Staff Function - Current Year

| Type of Work Performed | Lawyers | Paralegals | Others | Total |
|-----------------------------------------|-------------|------------|-------------|--------------|
| Legal Case Work | 22.5 | 8 | 1.25 | 31.75 |
| Supervision of Legal Case Work | 4.0 | 0.4 | 0 | 4.4 |
| Secretarial Clerical Work | 0 | 0 | 0.5 | 0.5 |
| Management and Administration | 0.6 | 0.1 | 1.3 | 2 |
| PAI Coordination or Pro Bono Management | 0 | 0 | 0 | 0 |
| Other 1 (specify below) | 0 | 0 | 0 | 0 |
| Other 2 (specify below) | 0 | 0 | 0 | 0 |
| Total | 27.1 | 8.5 | 3.05 | 38.65 |

| | |
|---------|-------------------|
| Other 1 | (No response) |
| Other 2 | HR and accounting |

Vacant Positions - Current Year

| | Lawyers | Paralegals | Others |
|-------------------------------------|---------|------------|--------|
| Vacant Positions included in budget | | | |

Staff Function - Grant Application Year

| Type of Work Performed | Lawyers | Paralegals | Others | Total |
|-----------------------------------------|-------------|-------------|------------|-------------|
| Legal Case Work | 22.25 | 9 | 4 | 35.25 |
| Supervision of Legal Case Work | 4 | 1 | 0 | 5 |
| Secretarial Clerical Work | 0 | 0 | 1 | 1 |
| Management and Administration | .75 | 0 | 2 | 2.75 |
| PAI Coordination or Pro Bono Management | 0 | 0 | 0 | 0 |
| Other 1(specify below) | 0 | 0 | 0 | 0 |
| Other 2 (specify below) | 0 | 0 | 0 | 0 |
| Total | 27.0 | 10.0 | 7.0 | 44.0 |

| | |
|---------|---------------|
| Other 1 | (No response) |
| Other 2 | (No response) |

Vacant Positions - Grant Application Year

| | Lawyers | Paralegals | Others |
|-------------------------------------|---------|------------|--------|
| Vacant Positions included in budget | | | |

Current Year Financials

Completed - Oct 10 2025

Current Year Financials

REVENUES, EXPENSES and FUND BALANCES

Provide a breakdown of projected **Revenues, Expenses and Fund Balances** for the **Current Calendar Year**. If your organization's fiscal year is different, please pro-rate expenditures to cover the current calendar year.

Enter whole numbers, without punctuation (e.g., 10000 not 10,000.00).

Starting Current Year Funding Balance (Carryover from prior year)

Please indicate below the fund balances your program will carry over from the prior year.

| | Current Year |
|------------------------------------|--------------|
| Beginning IOLTA Fund Balance | 0 |
| Beginning Filing Fees Fund Balance | 0 |
| Beginning Other Fund Balance | 251261 |
| Total Beginning Fund Balances | 251261.0 |

Current Year Revenues

| Source of Funding | Current Year |
|--------------------------------------------------------------------|--------------|
| a- IOLTA - Civil Legal Services Grant | 672213 |
| b- Filing Fees (1) General Civil Legal Services Grant | 0 |
| b- Filing Fees (2) Statewide Grant | 0 |
| c- Legal Services Corporation 1) Basic Field Grant | 0 |
| c- Legal Services Corporation 2) Other Grants & Revenue | 0 |
| d- Foundations (other than IOLTA or Filing Fee program funds) | 1443124 |
| e- United Way | 0 |
| f- 1) State Grants | 0 |
| f- 2) Local Grants | 0 |
| f- 3) Community Development Block Grants | 0 |
| g- 1) Title III - Administration on Aging | 0 |
| g- 2) Title XX - Health & Human Services | 0 |
| g- 3) Violence Against Women Act (VAWA) | 0 |
| g- 4) HUD Grants | 0 |
| g- 5) Other Federal Programs | 1232043 |
| h- Faith-based funding | 0 |
| i- Law Schools | 0 |
| j- Attorney Fee Awards or Client Services Fees | 0 |
| k- 1) Access to Justice Fund | 79800 |
| k- 2) Other Private Bar Fundraising | 0 |
| k- 3) Cy pres Awards | 0 |
| k- 4) Other donations/Fundraising | 0 |
| l- Income from publications, training, videotapes & other products | 0 |

| | |
|------------------|-----------|
| m- Miscellaneous | 5500 |
| Total | 3432680.0 |

Changes in Non-IOLTA Funding

If your program lost or gained significant amounts of non-IOLTA/non-Filing Fees funding, please explain (list sources, amounts, and reason for change).

(No response)

Current Year Projections - Civil Legal Services

Personnel Costs

| | Current Year Projections |
|-----------------------|--------------------------|
| 1. Lawyers | 1774874 |
| 2. Paralegals | 345000 |
| 3. Others | 187400 |
| 4. Employee Benefits | 451819 |
| Total Personnel Costs | 2759093.0 |

Current Year Projections - Civil Legal Services

Non-Personnel Costs

| | Current Year |
|-----------------------------------|-----------------|
| 1. Space | 100000 |
| 2. Equipment Rental | 1000 |
| 3. Supplies | 5000 |
| 4. Telephone | 10000 |
| 5. Travel | 36250 |
| 6. Training | 5000 |
| 7. Library | 20000 |
| 8. Insurance | 34000 |
| 9. Dues & Fees | 12450 |
| 10. Audit | 30000 |
| 11. Litigation | 1000 |
| 12. *Property Acquisition | 0 |
| 13. Purchase Payments | 0 |
| 14. *Contract Services to Clients | 45000 |
| 15. *Contract Services to Program | 134585 |
| 16. *Other | 74500 |
| Total NonPersonnel Costs | 508785.0 |

Current Year Estimated Ending Fund Balance (which is also Grant Year Beginning Fund Balance)

| | |
|----------------------------------------|-----------------|
| Total Beginning Fund Balance | 251261 |
| Current Year Projected Revenues | 3432680 |
| Current Year Projected Expenses | 3267878 |
| Total Ending Fund Balance | 416063.0 |

Breakout of Current Year Ending Fund Balance

The total below should equal the current year Ending Fund Balance of \$416063.0.

| | Current Year |
|---------------------------------------------------|--------------|
| Ending Fund Balance in cash, investments & grants | 159302 |
| Ending Fund Balance in property and fixed assets | 0 |
| Total | 159302.0 |

Donated Services and Property during Current Year

| | Current Year |
|------------------------------------------------------------|--------------|
| Services, including value of contributed attorney services | 0 |
| Donated property, including space | 0 |
| Total | 0.0 |

Grant Year Financials

Completed - Oct 10 2025

Grant Year Financials

REVENUES, EXPENSES and FUND BALANCES

Provide a breakdown of your organization's total Revenue, Expenses and Fund Balance for the grant year. If your organization's fiscal year is different, please pro-rate expenditures to cover the grant year indicated.

Enter whole numbers, without punctuation (e.g., 10000 not 10,000.00).

Beginning Grant Year Fund Balance

The total below should equal the current year Ending Fund Balance of \$416063

| | Grant Year |
|---------------------------------------------------|------------|
| Ending Fund Balance in cash, investments & grants | 416063 |
| Ending Fund Balance in property and fixed assets | 0 |
| Total | 416063.0 |

Grant Year Revenues

| Source of Funding | Grant Year |
|----------------------------------------------------------------|------------|
| a- IOLTA - General Civil Legal Services Grant | 511085 |
| b- Filing Fees (1) General Civil Legal Services Grant | 0 |
| b- Filing Fees (2) Statewide Grant | 0 |
| c- Legal Services Corporation 1) Basic Field Grant | 0 |
| c- Legal Services Corporation 2) Other Grants & Revenue | 0 |
| d- *Foundations (other than IOLTA or Filing Fee program funds) | 1824270 |
| e- United Way | 0 |
| f- *1) State Grants | 0 |
| f- *2) Local Grants | 0 |
| f- *3) Community Development Block Grants | 0 |
| g- *1) Title III - Administration on Aging | 0 |
| g- *2) Title XX - Health & Human Services | 0 |
| g- *3) Violence Against Women Act (VAWA) | 0 |
| g- *4) HUD Grants | 0 |
| g- *5) Other Federal Programs | 1105915 |

| | |
|--------------------------------------------------------------------|------------------|
| h- Faith-based funding | 0 |
| i- Law Schools | 0 |
| j- Attorney Fee Awards or Client Services Fees | 0 |
| k- *1) Access to Justice Fund | 75000 |
| k- *2) Other Private Bar Fundraising | 0 |
| k- *3) Cy pres Awards | 0 |
| k- *4) Other donations/Fundraising | 0 |
| l- Income from publications, training, videotapes & other products | 0 |
| m- *Miscellaneous | 531600 |
| Total | 4047870.0 |

Provide a Breakdown of d - Foundations (list names, amounts and description)

Gilbert Family Foundation (GFF) for Eviction Defense - \$1,141,270
 Gilbert Family Foundation (GFF) for Probate - \$683,00

Provide a Breakdown of f - State and Local Grants (list names, amounts and description)

(No response)

Provide a Breakdown of g - Federal Grants (list names, amounts and description)

City of Detroit Right to Counsel funded through ARPA - \$1,105,915

Provide a Breakdown of k - Fundraising (explain any fundraising outside the ATJ Fund)

(No response)

Provide a Breakdown of m - Miscellaneous (list names, amounts and description)

CERA replacement sourced from IOLTA for Eviction Diversion - \$531,600

Changes in Non-IOLTA Funding

If your program anticipates losing or gaining significant amounts of non-IOLTA/non-Filing Fees funding, please explain (list sources, amounts, and reason for change).

The federal ARPA funding in the amount of \$1,105, 915, disbursed through the City of Detroit for the Right to Counsel Eviction Defense program will not be available after June 30, 2026. We expect to spend those funds by the deadline, utilizing the non-federal sources from GFF supporting the same program, to complete the year.

Grant Year Budgeted Expenditures - Civil Legal Services

Personnel Cost

| | IOLTA/Filing | Other | Total |
|----------------------|--------------|-----------|-----------|
| 1. Lawyers | 300000 | 1590000 | 1890000 |
| 2. Paralegals | 75000 | 400000 | 475000 |
| 3. Others | 0 | 349500 | 349500 |
| 4. Employee Benefits | 36085 | 588250 | 624335 |
| Total-Personnel | 411085.0 | 2927750.0 | 3338835.0 |

Grant Year Budgeted Expenditures - Civil Legal Services

Non-Personnel Costs

| | IOLTA/Filing | Other | Total |
|-----------------------------------|-----------------|-----------------|-----------------|
| 1. Space | 30000 | 90000 | 120000 |
| 2. Equipment Rental | 0 | 10000 | 10000 |
| 3. Supplies | 0 | 10000 | 10000 |
| 4. Telephone | 0 | 10000 | 10000 |
| 5. Travel | 10000 | 35000 | 45000 |
| 6. Training | | | |
| 7. Library | 10000 | 15000 | 25000 |
| 8. Insurance | 10000 | 25000 | 35000 |
| 9. Dues & Fees | | 15000 | 15000 |
| 10. Audit | | 30000 | 30000 |
| 11. Litigation | | 25000 | 25000 |
| 12. *Property Acquisition | | 5000 | 5000 |
| 13. Purchase Payments | | 0 | 0 |
| 14. *Contract Services to Clients | 40000 | 70000 | 110000 |
| 15. *Contract Services to Program | | 140000 | 140000 |
| 16. *Other | | 107000 | 107000 |
| Total NonPersonnel Costs | 100000.0 | 587000.0 | 687000.0 |

Property Acquisitions, including real property (line 12).

Provide below detail/amounts. Total items should equal totals above.

Equipment purchase - \$5,000

Contract Services to Clients (line 14)

Provide below detail/amounts. Total items should equal total above.

MCR - 10,000
UCHC - 30,000
Contract attorneys - 70,000

Contract Services to Program (line 15)

Provide below detail/amounts. Total items should equal total above.

Accounting and payroll - 65,000
HR - 65,000
Other contract services - 10,000

Other (line 16)

Provide a breakdown of (other) expenses showing detail/amounts. Total items should equal total above.

Web site - 5,000
software licenses - 50,000
conferences - 4,000
postage - 3,000
printing - 5,000
tech support and data - 30,000
staff training and development - 10,000

Grant Year Estimated Ending Fund Balance

| | |
|----------------------------------------------|----------|
| Total Beginning Fund Balance | 416063 |
| Grant Year Projected Revenues | 4047870 |
| Grant Year Projected Expenses | 4025835 |
| Total Ending Fund Balance for the Grant Year | 438098.0 |

Projected Donated Services and Property during Grant Year

| | Grant Year |
|------------------------------------------------------------|------------|
| Services, including value of contributed attorney services | 25000 |
| Donated property, including space | 12000 |
| Total | 37000.0 |

Does your program's board have a plan for increasing or decreasing your fund balance? Please explain below.

Ending Fund Balance as a Percentage of Revenue:

Grant Year: 10%

(No response)

Subgrants, Contracts or Agreements

Completed - Oct 10 2025

Subgrants, Contracts or Agreements

Please list any subgrants, contracts, or agreements that your program has with others or organizations who provide legal services to indigents permitted under the IOLTA grant or Filing Fees Contract. Please include the name, the duration of the contract and geographical area covered by this contract.

| | Name | Duration of the Contract | Geographical Area |
|----|------------------------------------|--------------------------|-------------------|
| 1 | United Community Housing Coalition | 1 year | Detroit |
| 2 | Michigan Community Resources | 1 year | Detroit |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |

Subgrant 1 Listed Above (upload here)

[MLS-UCHC IOLTA subgrant 2025.pdf](#)

Filename: MLS-UCHC IOLTA subgrant 2025.pdf **Size:** 98.2 kB

Subgrant 2 Listed Above (upload here)

[MLS-MCR IOLTA subgrant 2025.pdf](#)

Filename: MLS-MCR IOLTA subgrant 2025.pdf **Size:** 108.6 kB

**SUBGRANT AGREEMENT
MICHIGAN LEGAL SERVICES
AND UNITED COMMUNITY HOUSING COALITION**

Whereas **MICHIGAN LEGAL SERVICES (“MLS”)** has received a grant from the Michigan State Bar Foundations, to perform certain systemic and restricted advocacy services in Wayne County, as well as provide certain eviction defense and related legal services in the 36th District Court (see attached outline of services); and

Whereas MLS wishes to assure that it is able to deliver these services in as cost-efficient a manner as possible, and

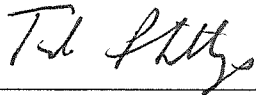
Whereas the **UNITED COMUNNITY HOUSING COALITION (UCHC)** has been providing a comprehensive range of eviction defense and related legal services for low-income households in Detroit for more than 50 years and whereas UCHC is the only such organization providing these services in Detroit, for which it has won civic and bar recognition, and has developed an expertise among its staff in performing these services which enables it to provide these services in an extremely cost efficient manner, and

Whereas MLS has determined that it is necessary to obtain the assistance of UCHC to deliver these services

GRANT TERMS

1. **PAYMENT FOR SERVICES.** MLS agrees to provide grant funds to UCHC in the amount of thirty thousand dollars (\$30,000) for the period January 1, 2025 through December 31, 2025. This amount will be paid in quarterly installments as funds are received from the MSBF. These funds reflect a sub-grant of grant funds received by MLS from the Michigan State Bar Foundation “MSBF” under the MSBF IOLTA program.
2. **DESCRIPTION OF SERVICES.** UCHC will provide housing related legal services for eligible households designated by MLS during the period of January 1, 2025 through December 31, 2025. In the performance of these services UCHC further agrees to comply with the MLS IOLTA grant assurances which are attached to this agreement and further explicitly agree that IOLTA funds will **not** be used for the following activities:
 - * Lobbying
 - * Fee-generating cases for which adequate representation by a private attorney for a fee is feasible
 - * Criminal Cases
 - * Representing individuals whose income is greater than 200% of the federal poverty standard.

3. **REPORTING CONCERNING SERVICES.** UCHC agrees to provide a report to MLS concerning the expenditure of these funds at the close of the contract. The report shall provide sufficient information to meet the MSBF reporting obligations of MLS concerning the expenditure of IOLTA funds.
4. **ENTIRE AGREEMENT.** This agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreements whether oral or written.
5. **SEVERABILITY.** If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provision shall continue to be valid and enforceable.



Ted Phillips, Director
UNITED COMMUNITY HOUSING COALITION
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Marilyn Mullane, Director
MICHIGAN LEGAL SERVICES
2727 Second, Suite 333
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**2025 SUBGRANT AGREEMENT
MICHIGAN LEGAL SERVICES and
MICHIGAN COMMUNITY RESOURCES**

Whereas **Michigan Legal Services ("MLS")** has received a grant from the Michigan State Bar Foundation, to perform certain systemic and restricted advocacy services in Wayne County, as well as transactional legal services provided by pro bono attorneys on behalf of eligible nonprofit community organizations in Michigan, and

Whereas MLS wishes to assure that it is able to deliver the transactional legal services through pro bono attorneys in as cost-efficient a manner as possible, and

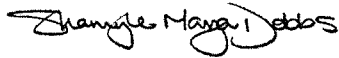
Whereas the Community Legal Resources ("CLR") program of **MICHIGAN COMMUNITY RESOURCES (MCR)** has been providing transactional legal services for eligible nonprofit community organizations through referrals to pro bono attorneys for more than 25 years, and whereas MCR is the only such organization providing these services in Michigan, for which it has won civic and bar recognition, and has developed an expertise among its staff in performing these services which enables it to provide these services in an extremely cost efficient manner, and

Whereas MLS has determined that it is necessary to obtain the assistance of MCR to deliver these services to eligible nonprofit community organizations in Michigan,

GRANT TERMS

1. **PAYMENT FOR SERVICES.** MLS agrees to provide grant funds to MCR in the amount of ten thousand dollars (\$10,000) for the period January 1, 2025 through December 31, 2025. This amount will be paid in quarterly installments as funds are received from the MSBF. These funds reflect a sub-grant of grant funds received by MLS from the Michigan State Bar Foundation "MSBF" under the MSBF IOLTA program.
2. **DESCRIPTION OF SERVICES.** MCR will identify pro bono attorneys to assist eligible nonprofit community organizations with transactional legal needs, and place the transactional legal matters with identified counsel, during the period of January 1, 2025 through December 31, 2025. In the performance of these services MCR further agrees to comply with the MLS IOLTA grant assurances which are attached to this agreement and further explicitly agree that IOLTA funds will not be used for the following activities:
 - Lobbying
 - Fee-generating cases for which adequate representation by a private attorney for a fee is feasible
 - Criminal Cases
 - Representing individuals whose income is greater than 200% of the Federal Poverty Level.

3. **REPORTING CONCERNING SERVICES.** MCR agrees to provide a report to MLS concerning the expenditure of these funds at the close of the contract. The report shall provide sufficient information to meet the MSBF reporting obligations of MLS concerning the expenditure of IOLTA funds.
4. **ENTIRE AGREEMENT.** This agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreements whether oral or written.
4. **SEVERABILITY.** If any provision of this agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable.



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