

August 29, 2012

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

Dear Mr. Ruben:

My fellowship in the Housing Unit at Greater Boston Legal Services this summer has been a wonderful learning experience. As part of the No One Leaves project, I was able to work closely with attorneys at Greater Boston Legal Services and Harvard Legal Aid Bureau and in conjunction with organizers at CityLife/Vida Urbana to help struggling homeowners and tenants who were at risk of being displaced from their homes due to foreclosure. I spent my summer helping homeowners fight to delay evictions from their homes and in many cases, started them back on the long process of working with nonprofit bank Boston Community Capital to buy back their homes. For those who could not afford to buy back their homes, I helped them apply for funds from various organizations to help ease the relocation costs.

The most rewarding aspect of my summer experience was the opportunity to interact directly with the clients and witness the transformation from struggling and devastated former homeowners to empowered and motivated citizens who were willing to fight for their rights to stay in the community that they have called home for many years. Because many of the clients were victims of predatory lending and scam loan modification companies, the greatest initial hurdle was getting the clients to trust me enough to share their personal stories. Many of the homeowners have been unemployed for years, have other challenges such as illness and a language barrier, and have been fighting their foreclosure for many months on their own. I am proud to say that I made many wonderful and fulfilling connections with the clients.

This summer was such an enriching and fulfilling experience that I have decided to continue my internship into the fall. I am now committed to a career in public interest law. I know that without funding from Equal Justice America, the internship would never have been possible. Thank you very much for this truly wonderful opportunity.

Sincerely,  
Dong Phuong Nguyen  
Boston College Law School - 2014



GREATER BOSTON  
LEGAL SERVICES  
*...and justice for all*

VIA ELECTRONIC MAIL to: [katie@equaljusticeamerica.org](mailto:katie@equaljusticeamerica.org)

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**Re: Evaluation of Ms. Dong Phuong (Anna) Nguyen**

Dear Mr. Ruben:

Greater Boston Legal Services (“GBLS”) is a fortunate beneficiary of the excellent services of Equal Justice America Fellow Ms. Dong Phuong (“Anna”) Nguyen. GBLS would like to take this opportunity to thank the EJA for making it possible for Ms. Nguyen to contribute her skills knowledge to further GBLS’ mission and goal of providing free civil legal services to low income people in Boston and 31 surrounding cities and towns.

Ms. Nguyen’s work this summer has focused primarily on GBLS’ effort to stabilize communities and prevent unnecessary evictions due to widespread foreclosure in the neighborhoods we serve. The high standards she sets for herself was reflected in everything she did at GBLS, in particular in the handling of her responsibilities to clients. Ms. Nguyen could always be counted on to ably assist clients understand and navigate the challenging process of post-foreclosure evictions and refer pre-foreclosure clients to appropriate resources and agencies. Her quick acquisition of the necessary but complex legal knowledge base was evident at our weekly community-based meetings where she could always be counted on to provide timely and appropriate advice to clients who come from a vary diverse cultural, linguistic and socio-economic background. She showed sound judgment in assessing our clients’ goals and identifying potential barriers, and communicating these issues succinctly and effectively to me and other members of our legal team so we could devise appropriate short- and long-term strategies to prevent unnecessary displacement due to foreclosures.

Ms. Nguyen was also consistently thoughtful and wholly dependable in her on-going casework management responsibilities. She maintains oversight of about 20 very active summary process cases in a state district court, where her responsibilities included drafting answers, discovery demands, discovery responses, and memoranda on motions to compel further discovery, as well as working with the state district courts to effect timely continuances and interpreter motions.

Ms. Nguyen also assists with the weekly foreclosure answer and discovery clinic, drafts qualified written requests and responses to the federal independent foreclosure review requests.

In the context of preparing for summary judgment hearings, Ms. Nguyen has become a very skilled researcher on issues involving complex chains of title, such as mortgages held by asset-backed trusts under a pooling and servicing agreement and transferred by MERS. It goes without saying that she has a fluent grasp of the ever evolving and very cutting-edge legal issues and arguments impacting the validity of non-judicial foreclosures in Massachusetts. But for the fact that she is not yet certified by the Supreme Judicial Court of Massachusetts to practice as a student attorney, she would be arguing various summary process motions in state district court, which she attends every week. Not surprisingly, Ms. Nguyen is a very effective liaison with the court staff.

Ms. Nguyen is a real joy to work with—mature and sophisticated in her outlook, unquestionably reliable, tolerant of the legal uncertainties and ambiguity in the laws relating to foreclosures and post-foreclosure eviction, poised in her interpersonal relations, both with clients and colleagues, and highly capable of working with clients from vary diverse backgrounds. She is organized, thorough and an impressive multi-tasker who is effective and competent in navigating the time-sensitive and fast paced nature of litigation. Her work ethic has endeared her to me, as has her tolerance for my work style—albeit with her characteristic dry sense of humor.

I am delighted that Ms. Nguyen will be able to continue to work with me at Greater Boston Legal Services this fall with support from the EJA. I would be pleased to answer any questions regarding Ms. Nguyen and can be reached at 617-603-1738.

Sincerely,

/s/ Lauren D. Song

Lauren D. Song, Esq.