

Department of Housing Stability

EVICTION LEGAL ASSISTANCE
2025-2028 NEW CONTRACTS

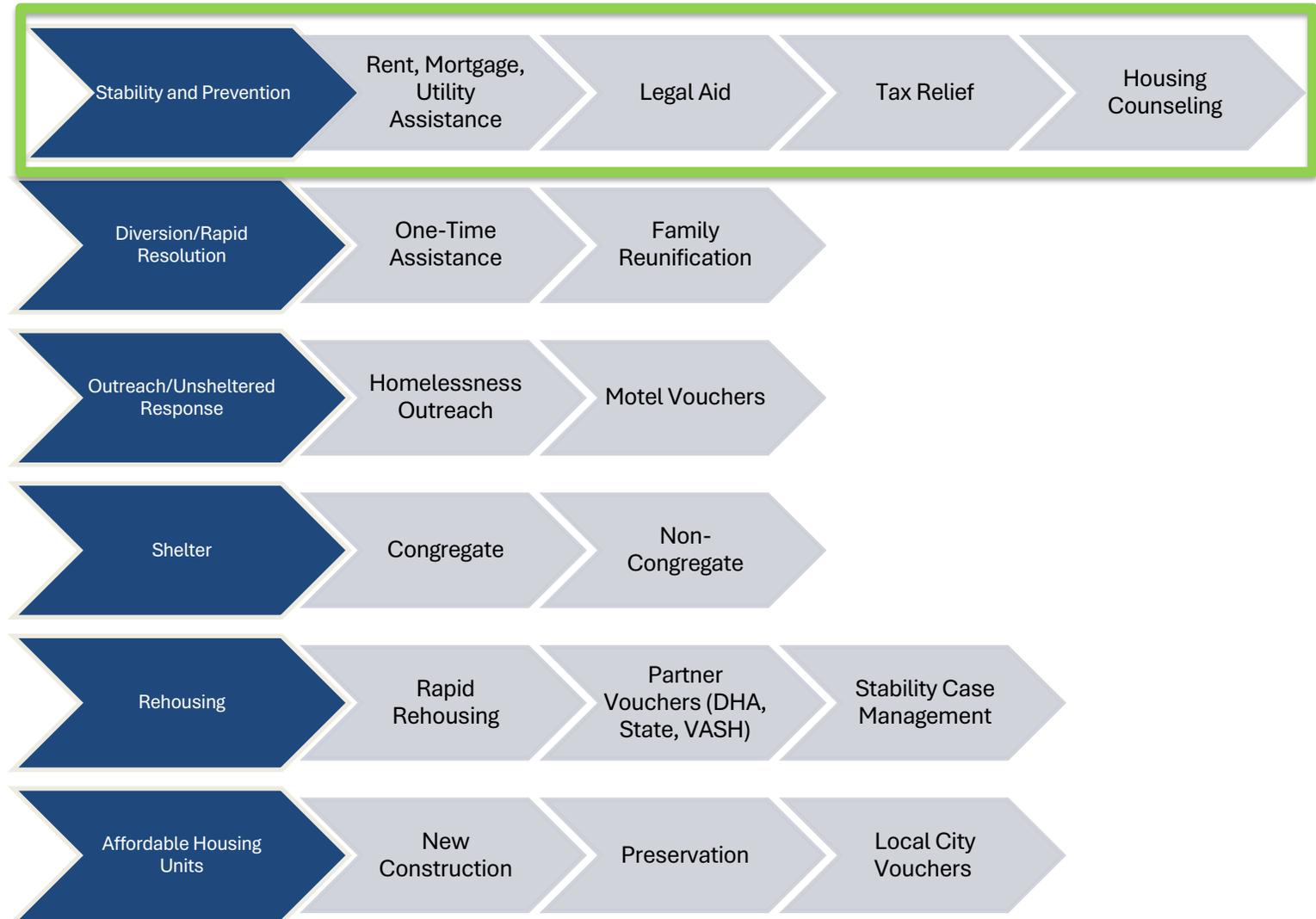
COMMUNITY PLANNING & HOUSING COMMITTEE
10.28.2025

Action Requested Today

Approval of the following new contracts for Eviction Legal services -All 3-year contracts 2026, 2027, 2028

- 25-1579: Colorado Legal Services (CLS) - \$1,168,737.00
- 25-1580: The Community Firm (TCF) dba Community Economic Defense Project (CEDP) - \$2,768,062.50
- 25-1581: Colorado Poverty Law Project (CPLP) - \$2,983,356.00
- Future action item - Colorado Affordable Legal Services (CALs) -\$768,906.00
(This contract will come through on a consent agenda at a later date)

HOST's Spectrum of Work



Eviction Legal Assistance: Eligibility & Services

Household Eligibility Criteria:

- Household income at or below 80% of Area Median Income (AMI)
- Denver Resident

Services provided

- **Limited Representation:** Used for cases that are not technical or complex and/or do not require a court appearance. Primarily used in cases that are form intensive and unlikely to expand in scope.
- **Full Representation:** Use for cases are more technical or complex and likely require court appearance. Includes legal research, document filings, court appearances, etc.

Eviction Legal Assistance: Access

Eligible households may receive free eviction legal assistance accessed via the on-site eviction clinic and/or by directly contacting one of four providers

- Colorado Poverty Law Project 303-532-2641 or <https://www.copovertylawproject.org/>
- Colorado Economic Defense Project 303-838-1200 or <https://cedproject.org/>
- Colorado Affordable Legal Services 303-996-0010 or <https://coloradoaffordablelegal.com/>
- Colorado Legal Services 303-837-1313 or <https://www.coloradolegalservices.org/>

Source: [Denvergov.org/EvictionHelp](https://denvergov.org/EvictionHelp)



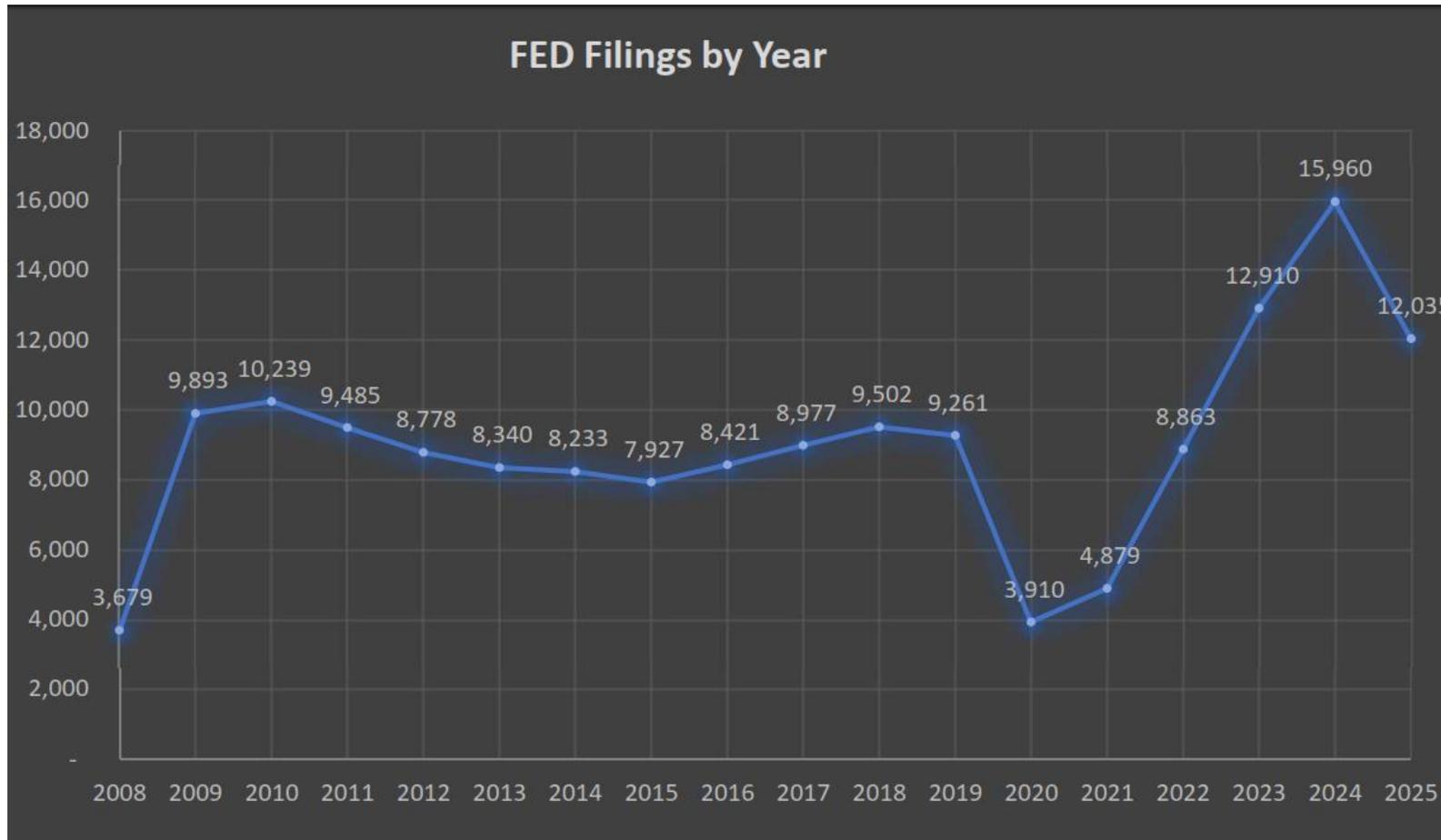
FREE LEGAL ASSISTANCE

ROOM 163
Denver County Courthouse
1437 Bannock St.

Monday – Friday
8 A.M. – 12 P.M.

The graphic features a purple background with a yellow sun and a yellow scale of justice. The text is in white and yellow, with the word 'FREE' in yellow and 'LEGAL ASSISTANCE' in white. The location and hours are also in white text.

Annual Eviction Filings - Forcible Entry & Detainer (FED) Filings



- Prior to COVID: Average 8,800 filings annually
- During COVID: Significant reduction in filings due to eviction moratoria and surge in one-time federal resources
- 2023-2025: Significant increase in filings compared to pre-pandemic levels

Source: Denver County Court – through September 2025

State and National Context

- Of the 35 cities in Eviction Lab's eviction tracking system (ETS), 19 (54%) had a higher eviction filing rate in 2024 than was typical before the pandemic.
- In Colorado, the eviction process is governed at the state level, limiting localities' use of policy tools to significantly reduce eviction filings.
- Philadelphia is an example of a city showing notable declines, now the second lowest filing rate of the cities tracked in the ETS.
 - This comes after they enacted a [mandatory eviction diversion program](#)
 - Landlord's good faith participation required before seeking a legal eviction through the court
 - Resources may include mediation and funding that covers a tenant's rent arrears
 - 2020-2025, the program has offered mediation to over 11,000 landlord-tenant pairs and reached agreements to stop an eviction in nearly 70% of cases.

Sources: <https://evictionlab.org/ets-report-2024/>; <https://eviction-diversion.phila.gov/#/>

Eviction Legal Assistance: 2024 Outcomes

3,331 Households Served

Income Levels of Covered Individuals		
< 30% AMI	2541	76%
31% - 50% AMI	588	18%
51% - 80% AMI	202	6%

Race	#	%
American Indian / Alaska Native	58	1.7%
Asian	28	.8%
Black or African American	1018	30.6%
Other/Multi-Racial ⁵	717	21.5%
Native Hawaiian or Other Pacific Islander	71	2.1%
White	1439	43.2%

Ethnicity	#	%
Hispanic/Latino	1627	48.8%
Non-Hispanic/ Non-Latino	1708	51.2%

Additional Demographics	#	%
Female-Headed Household	2173	65.2%
Households with a Person with Disability	923	27.7%
Households in Subsidized Housing	343	10.3%
Households with a Person over age 62	261	7.8%



Eviction Legal Assistance: 2024 Outcomes

Individuals Served or Denied	
Full Representation	1484 (44.6%)
Limited Representation	1847 (55.4%)
Denials	49
Total Served	3331

Eviction Judgement Prevented?	
Yes	1657 (49.7%)
Case Suppressed/Unknown	1115 (33.5%)
No	360 (10.8%)
Case Dismissed	199 (6%)
Total Served	3331

- More than half of households served received limited representation
- More than half of households served prevented a judgement for possession or had their case dismissed
- 1/3 of households served do not have data on whether a judgement for possession was prevented due to the case being suppressed and/or the household not informing the legal provider of the outcome of their case

Judgement for possession means the judge ruled in favor of the plaintiff and possession of the unit is returned to the landlord

Eviction Legal Assistance: 2024 Serial Evictions Research

- Between January 2022 and January 2024 there were approximately 22,338 eviction filings. 5,299 of those were from households facing eviction three or more times during that period.
- Those 5,299 filings were from 1,497 households
- 7% of households facing eviction representing 23% of the filings
- These households are more likely to have a writ issued against them, the stage when the court provides the landlord the ability to request the sheriff remove a tenant from their home

Strategies to Reduce Eviction Filings in 2025

- Targeting resources (rental assistance/supportive services) for serial evictees (those who receive multiple filings over a short period of time)
- Allowing TRUA applicants to apply prior to a filing (they must have received a demand for compliance which comes before a filing)
- Working with [HomeStart's Renew Collaborative](#) to help prevent evictions from Denver Housing Authority (DHA) properties
- Working with Excise and License to [enforce](#) the City's ordinance requiring landlords to provide the [Tenant Rights and Resource Guide](#) when signing a lease and issuing a rent demand.
- Better integrating eviction legal services into programs across HOST's portfolio (e.g., educating providers on how to help clients inform their landlords they meet eligibility under this [state law](#) which requires tenant/landlord mediation prior to filing an eviction for tenants who receive cash assistance)
- **2025 (Through September):**
 - Spending to date: \$1,921,300 out of \$2.5M (77%)
 - HH served to date: 2634 out of 3055 (86%)

Action: Approve 25-1579 Colorado Legal Services (CLS) Contract



- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$ 1,168,737.00
 - 2026: \$ 380,000.00
 - 2027: \$ 389,500.00
 - 2028: \$ 399,237.00
- Households served per year: 300
- Anticipated average cost per household: \$1267
 - CLS has a higher anticipated average cost per household because they prioritize serving subsidized housing cases which requires more time and specialized expertise.

Action: Approve 25-1580 [resolution req] The Community Firm (TCF) dba Community Economic Defense Project (CEDP) - \$2,768,062.50 (CEDP) Contract



- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$2,768,062.50
 - 2026: \$ 900,000.00
 - 2027: \$ 922,500.00
 - 2028: \$ 945,562.50
- Households served per year: 1033
- Anticipated average cost per household: \$871

Action: Approve 25-1581 [resolution req] Colorado Poverty Law Project (CPLP) Contract



- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$ 2,983,356.00
 - 2026: \$970,000.00
 - 2027: \$994,250.00
 - 2028: \$1,019,106.00
- Households served per year: 1300
- Anticipated average cost per household: \$746

Action: Review Colorado Affordable Legal Services (CALs) Contract

COLORADO AFFORDABLE LEGAL
SERVICES, LLC

- Contract term: 1/1/2026 - 12/31/2028
- Total contract amount: \$768,906.00
 - 2026: \$250,000.00
 - 2027: \$256,000.00
 - 2028: \$262,656.00
- Households served per year: 320
- Anticipated average cost per household: \$782
- This contract will come through on a consent agenda at a later date

Questions?

Appendix

Provider	Contract Amount	Households Served	Estimated Average Cost/household	Year of Last RFP	Year of Next RFP
Colorado Poverty Law Project (CPLP)	\$970,000 (2026) \$2,983,356 (3 years)	1300 (Annually) 3900 (3-years)	\$746	2025	2028
The Community Firm dba Community Economic Defense Project (CEDP)	\$900,000 (2026) \$2,768,062.50 (3 years)	1033 (Annually) 3099 (3-years)	\$872	2025	2028
Colorado Legal Services (CLS)	\$380,000 (2026) \$1,168,737 (3 years)	300 (Annually) 900 (3-years)	\$1267	2025	2028
Colorado Affordable Legal Services (CALs)	\$250,000 (2026) \$768,906 (3 years)	320 (Annually) 960 (3- years)	\$782	2025	2028
Total	\$2,500,000 (2026) \$7,689,061.50 (3-years)	2953 (Annually) 8,859 (3-years)			



Denver 2025 Area Median Income

Area Median Income	HOUSEHOLD SIZE						HUD Income Designation
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	
80%	72,950	83,400	93,800	104,200	112,550	120,900	<i>Low Income</i>
70%	68,670	78,470	88,270	98,070	105,910	113,750	
65%	62,960	72,080	81,080	91,065	95,655	103,360	
60%	58,860	67,260	75,660	84,060	90,840	97,560	
50%	49,050	56,050	63,050	70,050	75,700	81,300	<i>Very Low</i>
40%	39,240	44,840	50,440	56,040	60,520	65,000	
30%	29,450	33,650	37,850	42,050	45,450	48,800	<i>Extremely Low</i>