



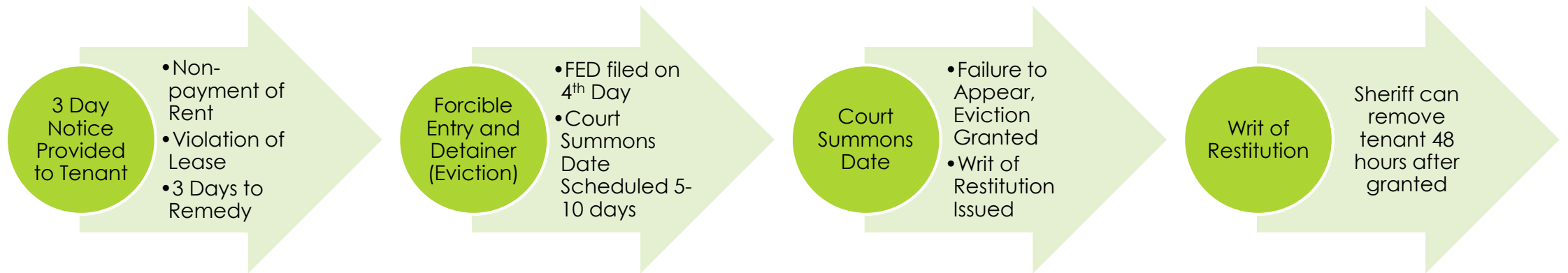
Denver Eviction Pilot Project 2018

COLORADO LEGAL SERVICES

Background

In April 2018, under the leadership of Council members Robin Kniech and Paul Kashmann, the Denver City Council donated funds to Colorado Legal Services to launch the Eviction Pilot Project. The project funded one attorney and one paralegal to provide legal assistance to tenants facing eviction at the Denver County Courthouse.

Colorado Eviction Process



Total Eviction Process can be as little as 15 days, based on current state laws

Highlights & Challenges

Highlights

- ▶ Collaborative effort between – City of Denver Office of Economic Development (and TRUA funds), Colorado Poverty Law Project, Colorado Affordable Legal Services, Court Mediation Services, and Denver County Courts
- ▶ Counsel for landlords often agreed to a stipulation for time for tenants to move

Challenges

- ▶ Legislative limitations of the 3-day notice
- ▶ Costly, confusing and scary process for tenants
- ▶ There are not many legal remedies when only nonpayment of rent is at issue

Client Outcomes

70%

Clients had to move, but no judgment was entered upon move out.

28%

Clients retained housing **and** avoided a money judgment.

2%

Judgment for possession entered

- *Percentages based on 230 closed cases

Outcomes, continued

78 clients received less than a month to move

21 clients received less than a week to move

4 clients received 1-3 months to move

In total, 73% of tenants had to move after an eviction filing

No eviction judgment on credit record

- ▶ Through the representation of Colorado Legal Services attorneys, and with the assistance of Project paralegals, these tenants entered into court stipulations that required the landlord to vacate the court judgment once the tenant moved.
- ▶ This is a vital outcome that enables these tenants to find another place to live, and prevents the “black mark” of a judgment on their credit record.

Zip Codes Served

Zip Code	Clients	Percent of Total
80219	40	10.1
80205	27	6.8
80204	26	6.5
80203	25	6.3
80231	25	6.3
80239	25	6.3

* Based off of 398 total clients from June 2018-Dec 31,2018

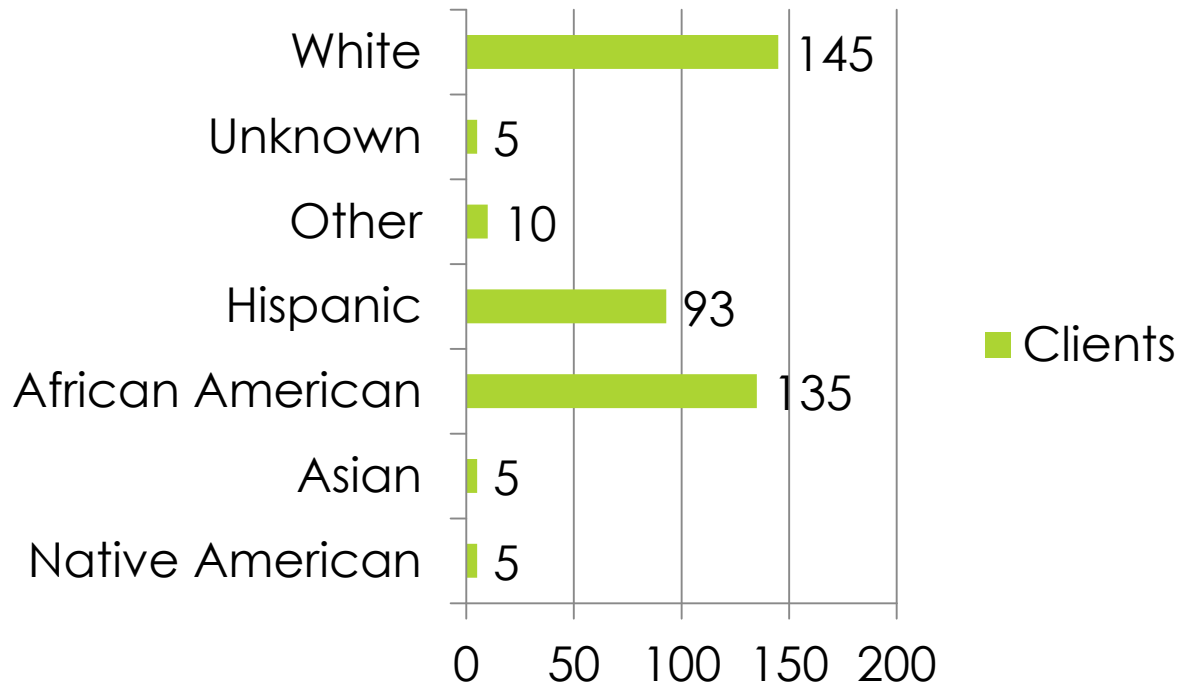
Map of most zip codes served



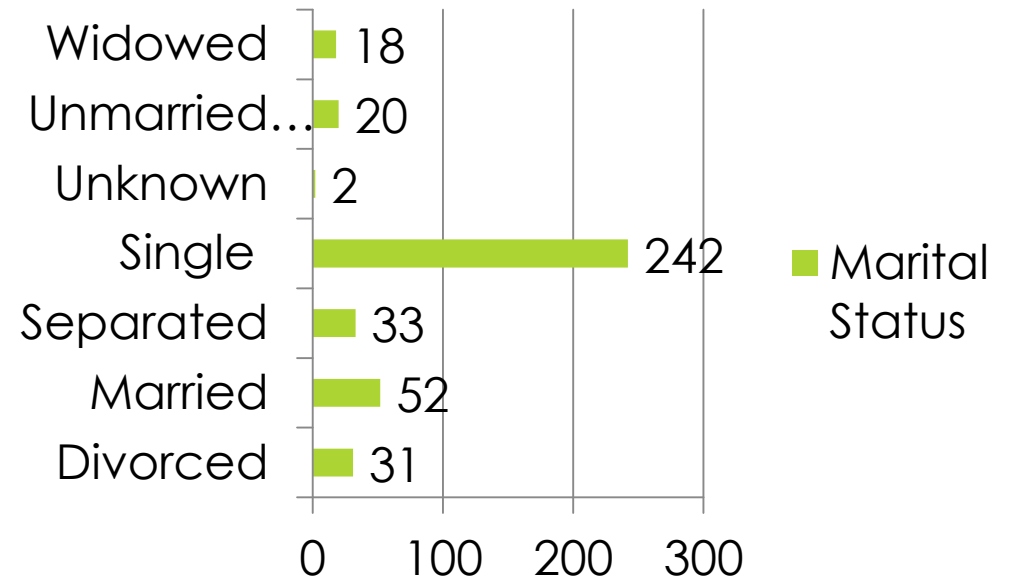
A - 80219
B - 80205
C - 80204
D - 80203
E - 80231

Demographics

Clients by Race/Ethnicity



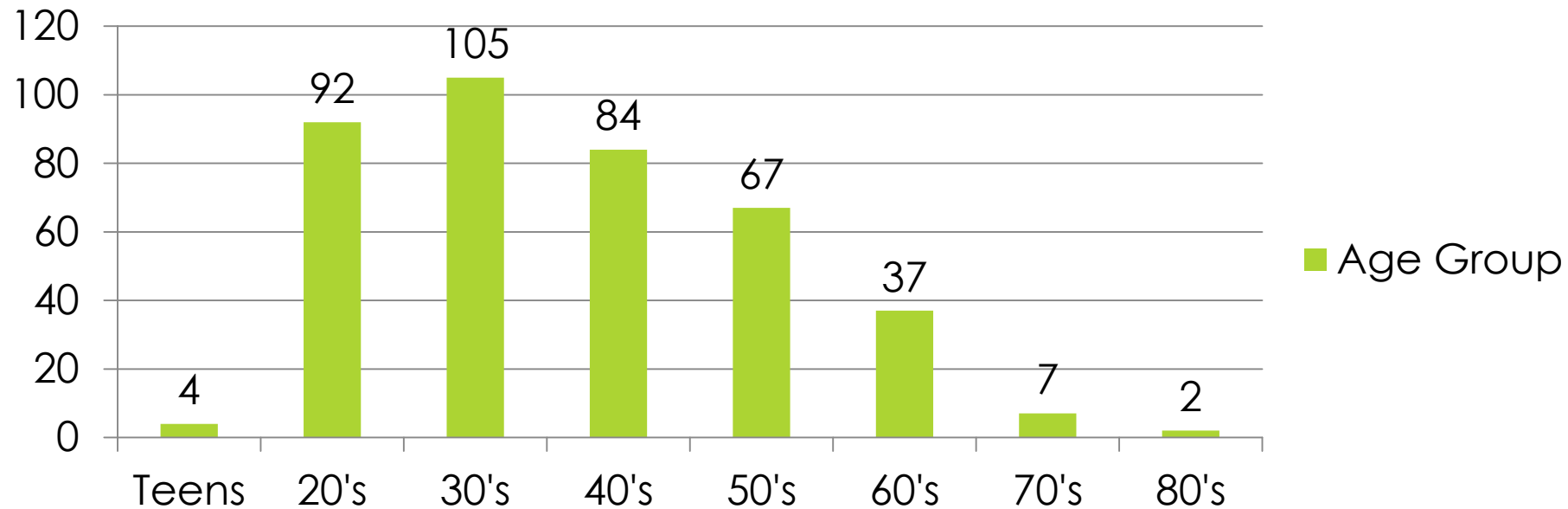
Marital Status



* Based off of 398 total clients from June 2018-Dec 31,2018

Demographics, continued

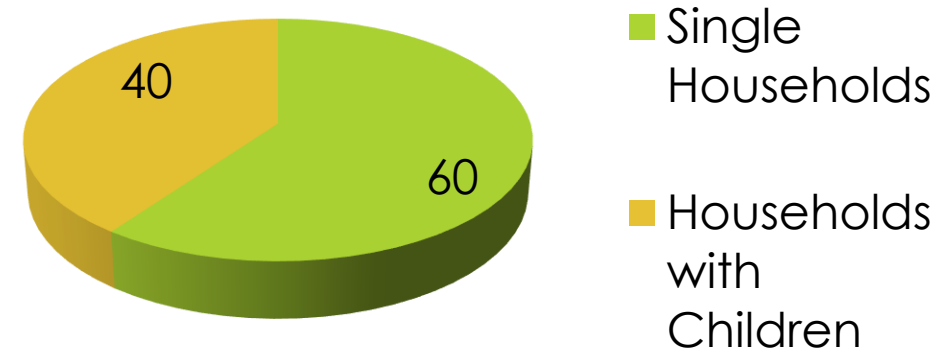
Number of Clients per Age Group



Household Makeups

Number of People under 18 in Household	Number of Households	Number of Youths under 18
0	238	0
1	58	58
2	51	102
3	26	78
4 or more	25	106
Total	398	344

40% of clients served have children in the household



Over 344 children under 18 lived in households assisted by CLS

Income and Poverty

Percentage of Poverty of Clients' Households

Percentage of Fed. Poverty Guidelines	Clients
0 - 29%	74
30 - 99%	147
100 - 200%	177

2018 Federal Poverty Guidelines

Family Size	Yearly Income 100%	Yearly Income 200%
1	\$12,140	\$24,280
2	\$16,460	\$32,920
3	\$20,780	\$41,560
4	\$25,100	\$50,200
5	\$29,420	\$58,840

Colorado Legal Services serves clients who earn up to 200% of the Federal Poverty Guidelines (and seniors, regardless of income)

Continued work ...

- ▶ For 2019, CLS is a recipient – for the first time – of funding from the Denver Office of Economic Development. The grant funds two attorneys and a paralegal to continue this important legal work for Denver tenants facing eviction.
- ▶ Denver City Council: thank you for your support of our work. Special thanks to Councilwoman Kniech and Councilman Kashmann!