### Department of Housing Stability

EVICTION LEGAL ASSISTANCE
2025-2028 NEW CONTRACTS
COMMUNITY PLANNING & HOUSING COMMITTEE
10.28.2025



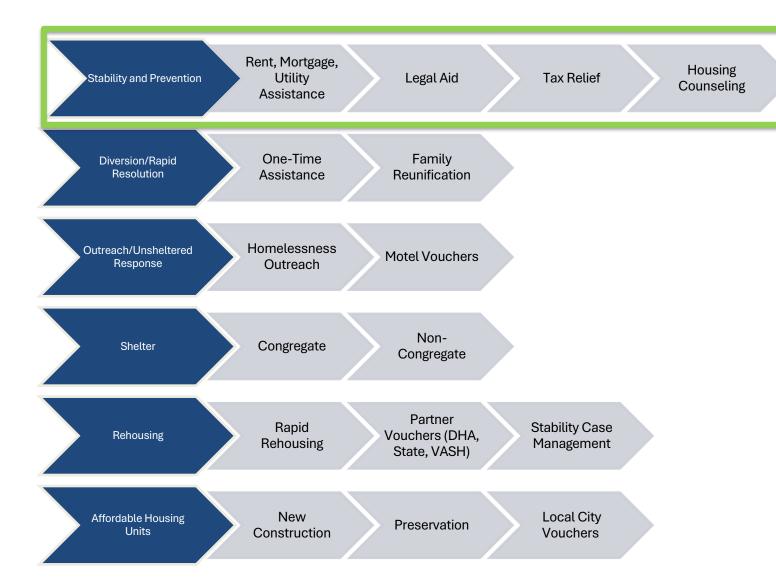
#### **Action Requested Today**

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 <a href="https://www.copovertylawproject.org/">https://www.copovertylawproject.org/</a>
- Colorado Economic Defense Project 303-838-1200 or <a href="https://cedproject.org/">https://cedproject.org/</a>
- Colorado Affordable Legal Services 303-996-0010 or <a href="https://coloradoaffordablelegal.com/">https://coloradoaffordablelegal.com/</a>
- Colorado Legal Services 303-837-1313 or <a href="https://www.coloradolegalservices.org/">https://www.coloradolegalservices.org/</a>

Source: Denvergov.org/EvictionHelp

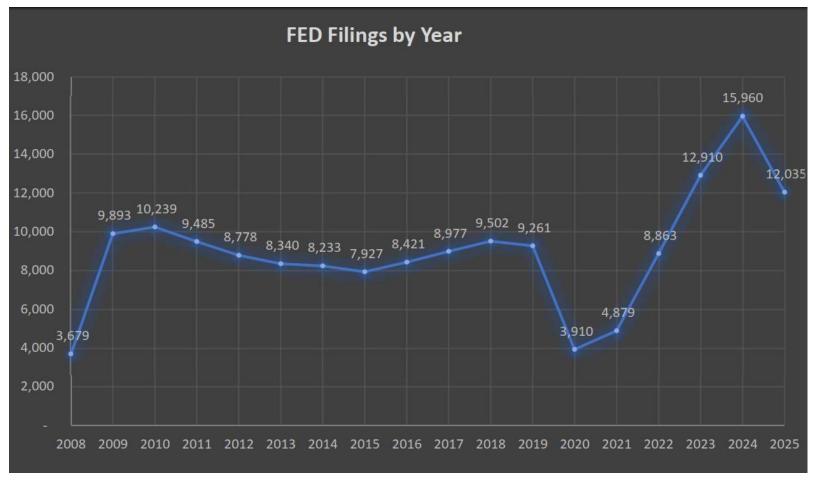




Denver County Courthouse 1437 Bannock St.

Monday – Friday 8 A.M. – 12 P.M.

#### 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 <u>mandatory eviction diversion program</u>
    - 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: <a href="https://evictionlab.org/ets-report-2024/">https://eviction-diversion.phila.gov/#/</a>



#### 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-Racial⁵	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	923	27.7%	
Disability	923	27.770	
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 <u>HomeStart's Renew Collaborative</u> to help prevent evictions from Denver Housing Authority (DHA) properties
- Working with Excise and License to <u>enforce</u> the City's ordinance requiring landlords to provide the <u>Tenant Rights</u> and <u>Resource Guide</u> 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 <u>state law</u> 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	HOUSEHOLD SIZE						
Median Income	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	HUD Income Designation
80%	72,950	83,400	93,800	104,200	112,550	120.900	Low Income
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	Very Low
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	Extremely Low

