# Eviction Legal Services

Safety, Housing, Education, & Homelessness Committee

June 8, 2022

Melissa Thate, Housing Stability Director

**Department of Housing Stability** 



#### Five-Year Strategic Plan Goals

#### By 2026, HOST and its partners will:

 Reduce the number of evictions filed by 25% from 8,800 to 6,600 annually

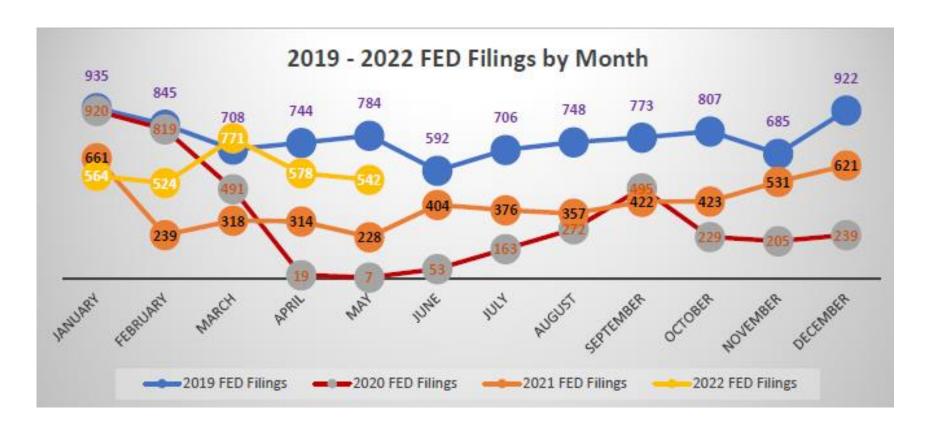
#### In 2022:

- Serve more than 6,000 households in stability programs, including rent, and utility assistance and eviction legal defense to prevent evictions
- Provide legal counsel in eviction proceedings for at least 2,000 households annually and increase proportion of low- and moderate-income households facing eviction who have legal representation





## **Eviction Filing Data**



Yearly	<b>FED Filings</b>
	or Comple

ear/		# of Filings
	2008	3,689
	2009	9,890
	2010	10,241
	2011	9,480
	2012	8,771
	2013	8,340
	2014	8,232
	2015	7,907
	2016	8,419
	2017	8,960
	2018	9,501
	2019	9,249
	2020	3,912
	2021	4,894
	2022	2,979

Source: Denver County Court 2022 totals as of 5/31/2022



# Background - Eviction Legal Services

Began as a City Council led pilot in 2018 with Colorado Legal Services to **HOST** issued Notice of Funding provide free legal advice and full Availability (NOFA) for Colorado Poverty Law Project and representation in pending eviction 2021 contracts: Colorado Legal Amending eviction legal service Services and Colorado Affordable action as well as education and The Community Firm awarded to contracts with \$1.5M in American Legal Services were awarded provide eviction legal services outreach Rescue Plan Act (ARPA) funds 2018 2020 June 2021 June 2022 March 23, 2021 2019 June 7, 2021 City Council adopted Tenant Legal Denver Economic Development & **HOST** issued a Request for Proposals Opportunity (DEDO)/Department of for Eviction Legal Defense and Services Ordinance Housing Stability (HOST) awarded Prevention using Coronavirus Special Colorado Legal Services in 2019 and Revenue Funds 2020 to continue the program



# Tenant Legal Services Ordinance

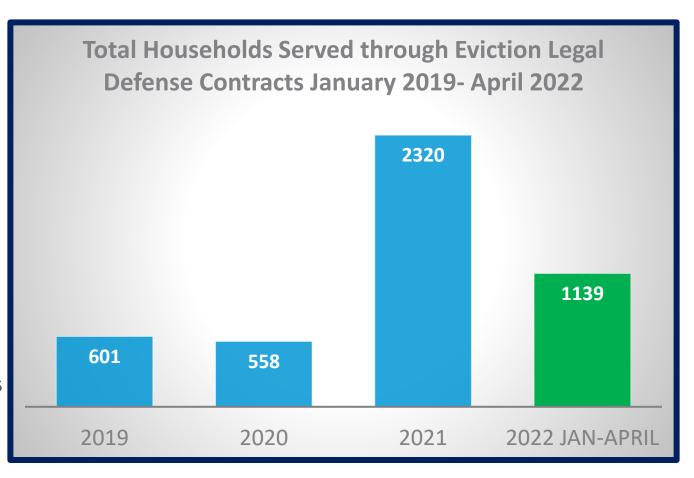
- June 7, 2021, City Council adopted an ordinance creating Chapter 27, Article 9 of the Denver Revised Municipal Code
- Subject to appropriation, the intent of the article is to:
  - Codify access to free legal services and representation for low to moderate-income individuals experiencing eviction
  - Require the creation of an annual report that analyzes implementation and performance metrics in order to assess the continued needs of Denver residents
  - Require landlords to disclose to tenants certain information regarding access to full legal representation in eviction proceedings
- As of January 1st, 2022, landlords are legally required to provide tenants the <u>Denver Tenant</u>
   <u>Rights & Resources</u> when executing a lease, issuing an eviction notice, or when an affordable
   housing provider issues a notice to terminate a tenant's subsidy



#### Eviction Legal Services Outcomes

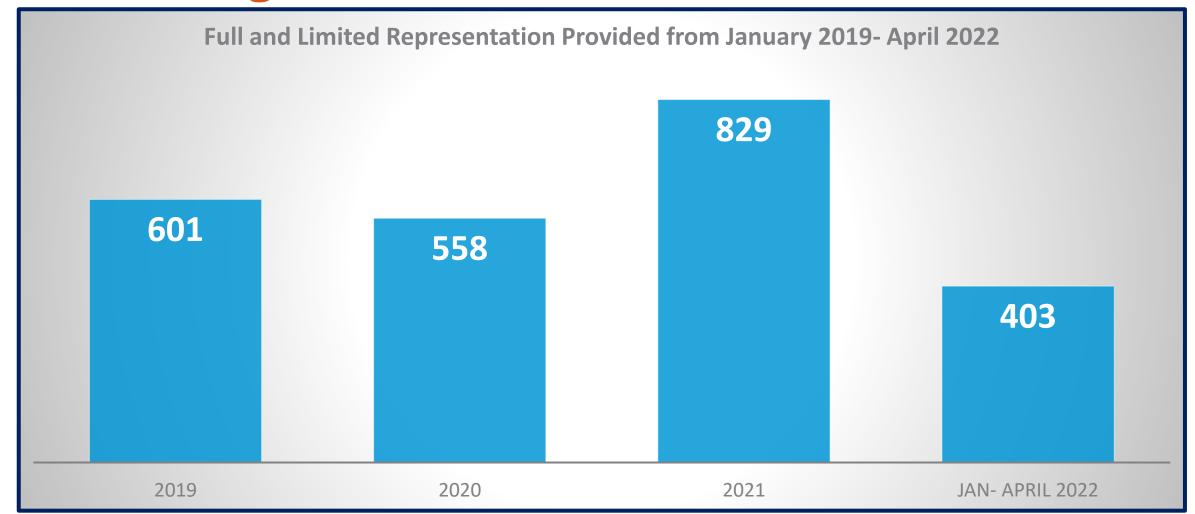
- 2019: Served 601 households
- 2020: Served 558 households
- 2021: Served 2320 households
- 2022 (Jan-April): Served 1139 households

All providers under current contracts



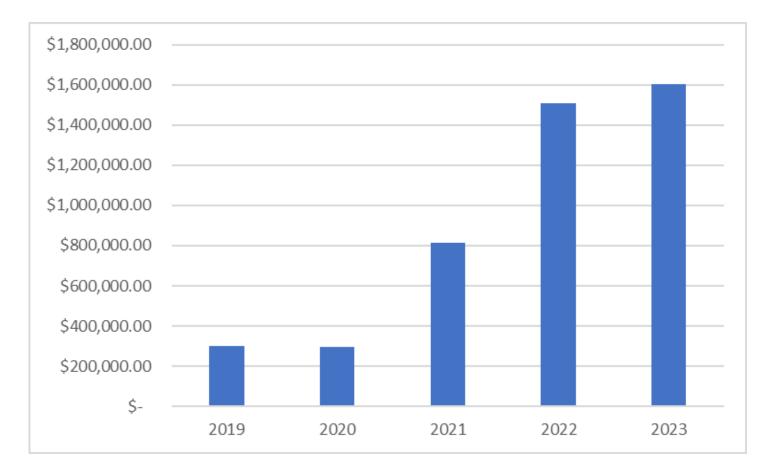


## Eviction Legal Services – Outcomes





## **Eviction Legal Services Funding**



#### **Funding Sources**

- 2019-2023: Affordable Housing Fund
- 2021-2022: General Fund (Coronavirus Special Revenue Fund)
- 2022-2023: American Rescue Plan Act (ARPA)

2022 and 2023 amounts subject to change due to multi-year contracts/funding



## Eviction Legal Services – Data and Coordination

- Previous partnership with Denver County Court and UC Berkeley's People Lab to analyze eviction data to better target outreach to households regarding available resources
- Increased data collection to align with tenant legal services ordinance requirements, equity
  dashboard to evaluate households served through an equity lens, and ongoing data collection and
  analysis of Denver County Court eviction data
- Creation of eviction prevention working group and bi-weekly meetings with HOST staff and eviction legal service providers
- Ongoing coordination between HOST, eviction legal service providers, rent/utility assistance providers, community navigators, and others



## Free Eviction Legal Services – Contact Information

Residents can access free eviction legal services by contacting any of the four contracted agencies:

- Colorado Legal Services
   303-837-1313 or Colorado Legal Services.org
- Colorado Affordable Legal Services
   303-996-0010 or ColoradoAffordableLegal.com
- Colorado Poverty Law Project
   720-772-9762 or COPovertyLawProject.org
- Covid-19 Eviction Defense Project
   303-838-1200 or CEDProject.org

Additional information on resident resources available at denvergov.org/housing



# Eviction Legal Services Contracts



## Colorado Legal Services

Contract Term	1/1/2021-12/31/2023
Funding Source	Affordable Housing Property Tax and Other Local Revenue Fund
Contract Amount	\$1,217,520

#### Scope of Work

- Lawyers and paralegals will provide tenants with free legal information and advice, full legal representation, as well as education, outreach, referrals for resolving civil legal matters related to an eviction or impending eviction, and resident support for complex financial, social, emotional, and medical needs.
- Will serve approximately 1,800 households
  - 1,500 full and limited legal representation
  - 300 education and outreach



## Colorado Poverty Law Project

Contract Term	7/1/2021-12/31/2023
Funding Source	Coronavirus Special
	Revenue Funds; American
	Rescue Plan Act
Contract Amount	\$1,355,152

#### Scope of Work

- Will provide eviction prevention legal advice and representation, housing navigation, young adult outreach, and referrals and self-help eviction prevention services to eligible residents
- Will serve approximately 5,575 households
  - 975 households: full and limited legal representation
  - 450 households: housing navigation
  - 3,250 households: young adult education and self-advocacy
  - 900 households: know your rights clinics



#### The Community Firm

Contract Term	8/1/2021-12/31/2023
Funding Source	Coronavirus Special
	Revenue Funds; American
	Rescue Plan Act
Contract Amount	\$984,000

#### Scope of Work

- Will provide free eviction prevention-related advice, free eviction legal defense, and other free eviction prevention services to eligible residents
- Will serve approximately 1,100 households full and limited legal representation



#### Action Requested Today

#### Approval of the following Resolutions:

- #22-0674 Colorado Poverty Law Project: adds \$900,000 for a new total of \$1,355,152 and 18 months for a new end date of Dec. 1, 2023
- #22-0675 Colorado Legal Services: adds \$105,000 for a new total of \$1,217,520
- #22-0676 The Community Firm: adds \$600,000 for a new total of \$984,000 and 17 months for a new end date of Dec 31, 2023



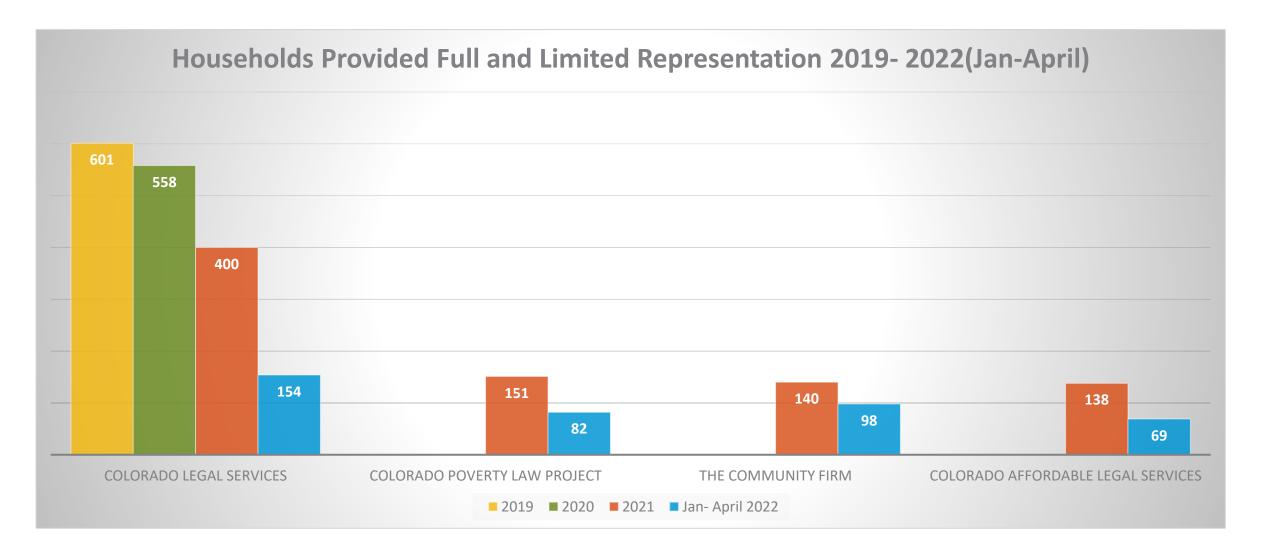
# Questions?



# Appendix



# Eviction Legal Services – Outcomes



## Eviction Legal Services – Outcomes

