

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:

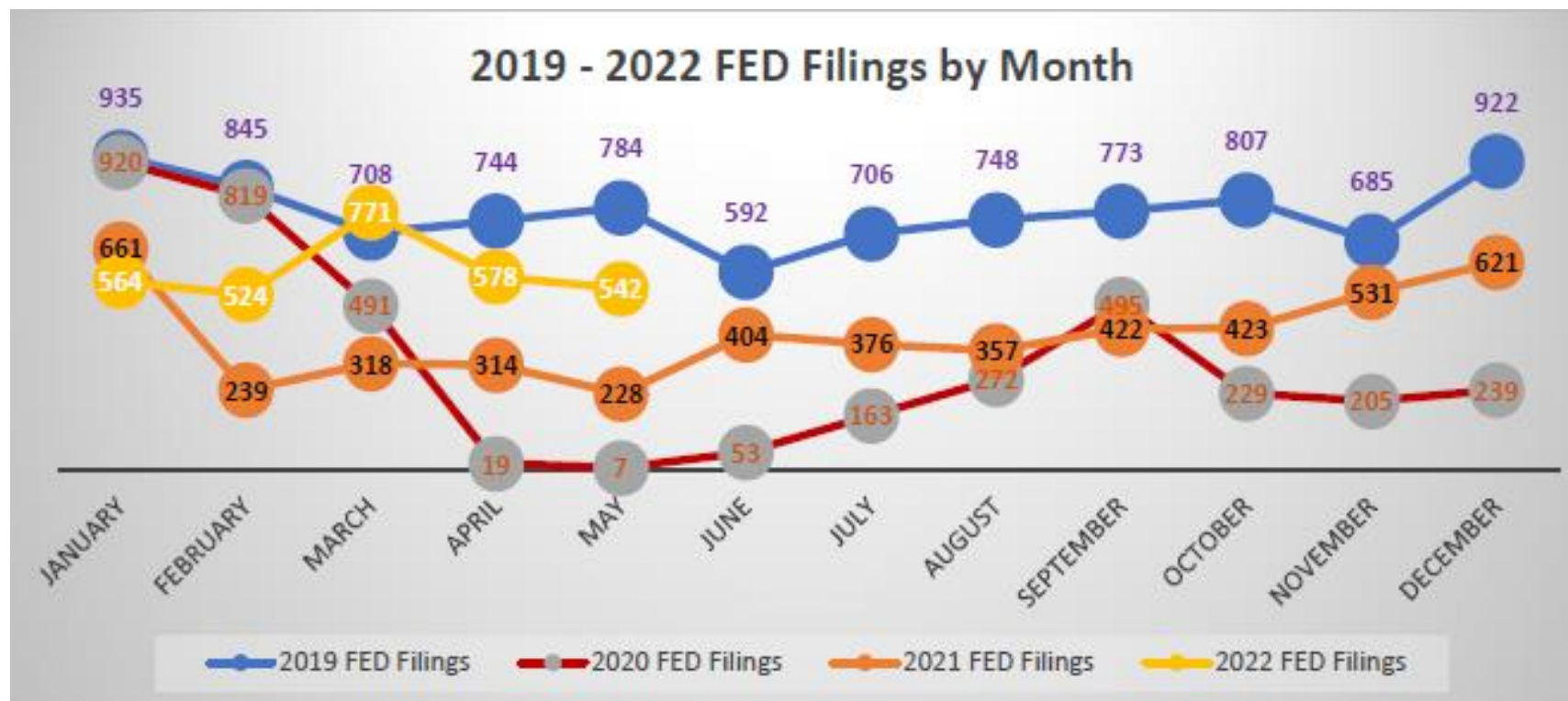
- Reduce the number of evictions filed by 25% from 8,800 to 6,600 annually

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



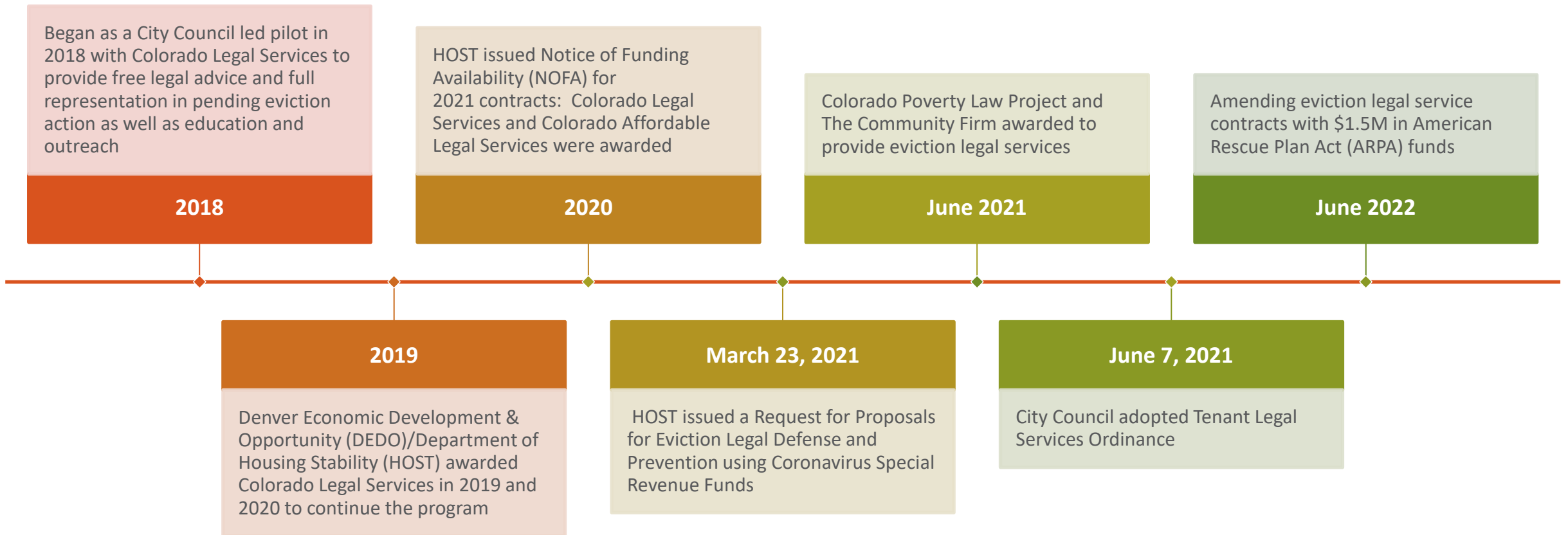
Eviction Filing Data



Yearly FED Filings	
Year	# 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



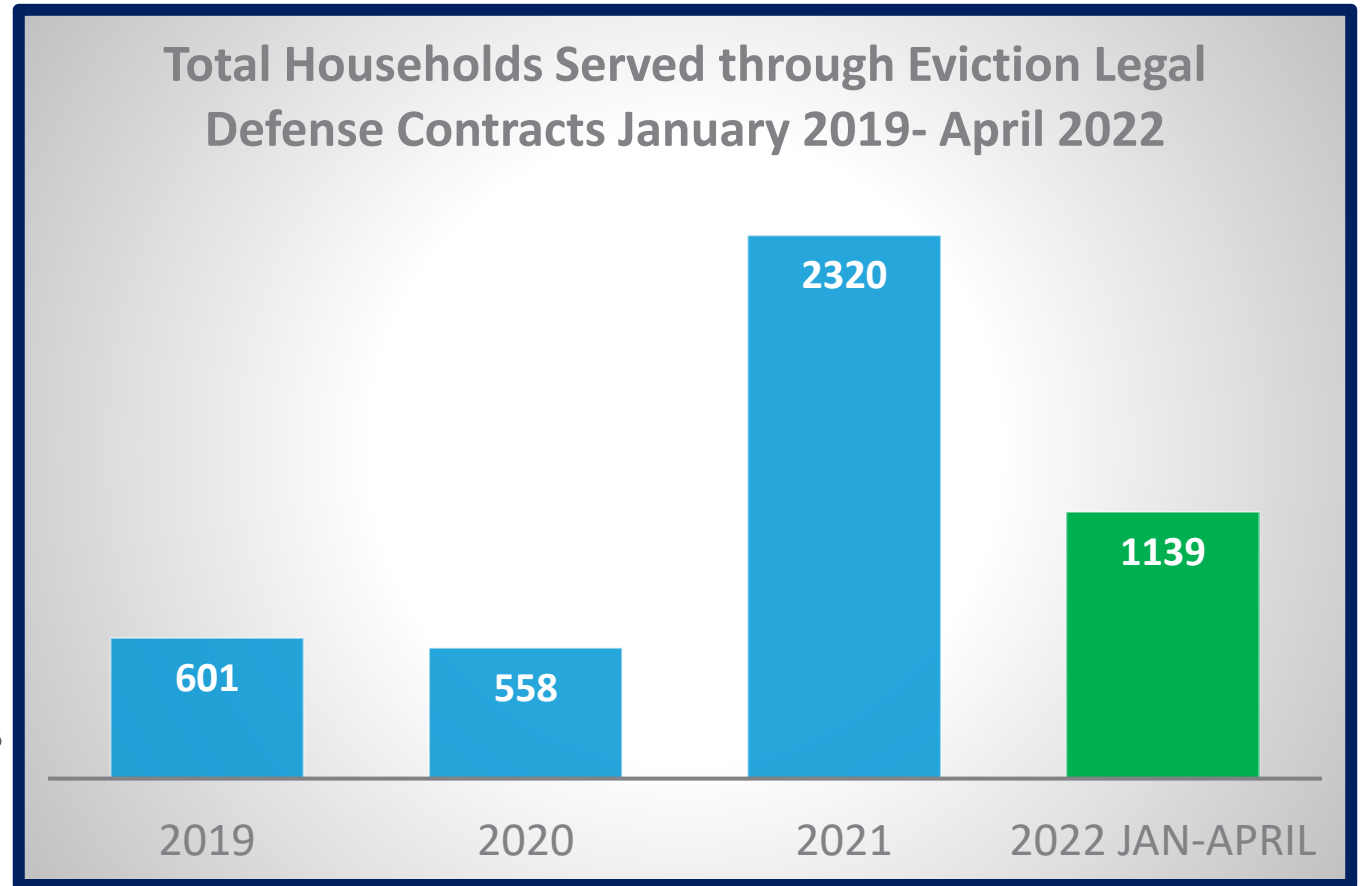
Tenant Legal Services Ordinance

- 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 Denver Tenant Rights & Resources when executing a lease, issuing an eviction notice, or when an affordable housing provider issues a notice to terminate a tenant's subsidy

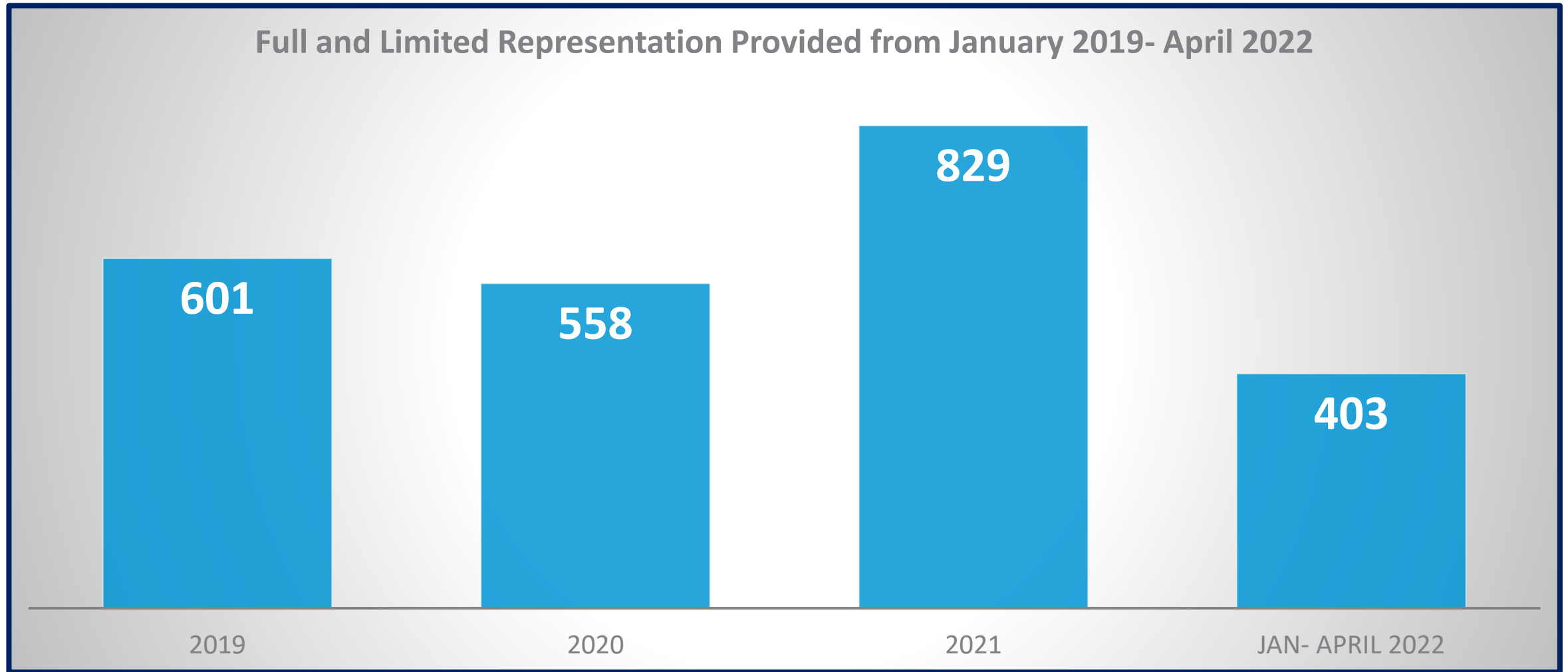
Eviction Legal Services Outcomes

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

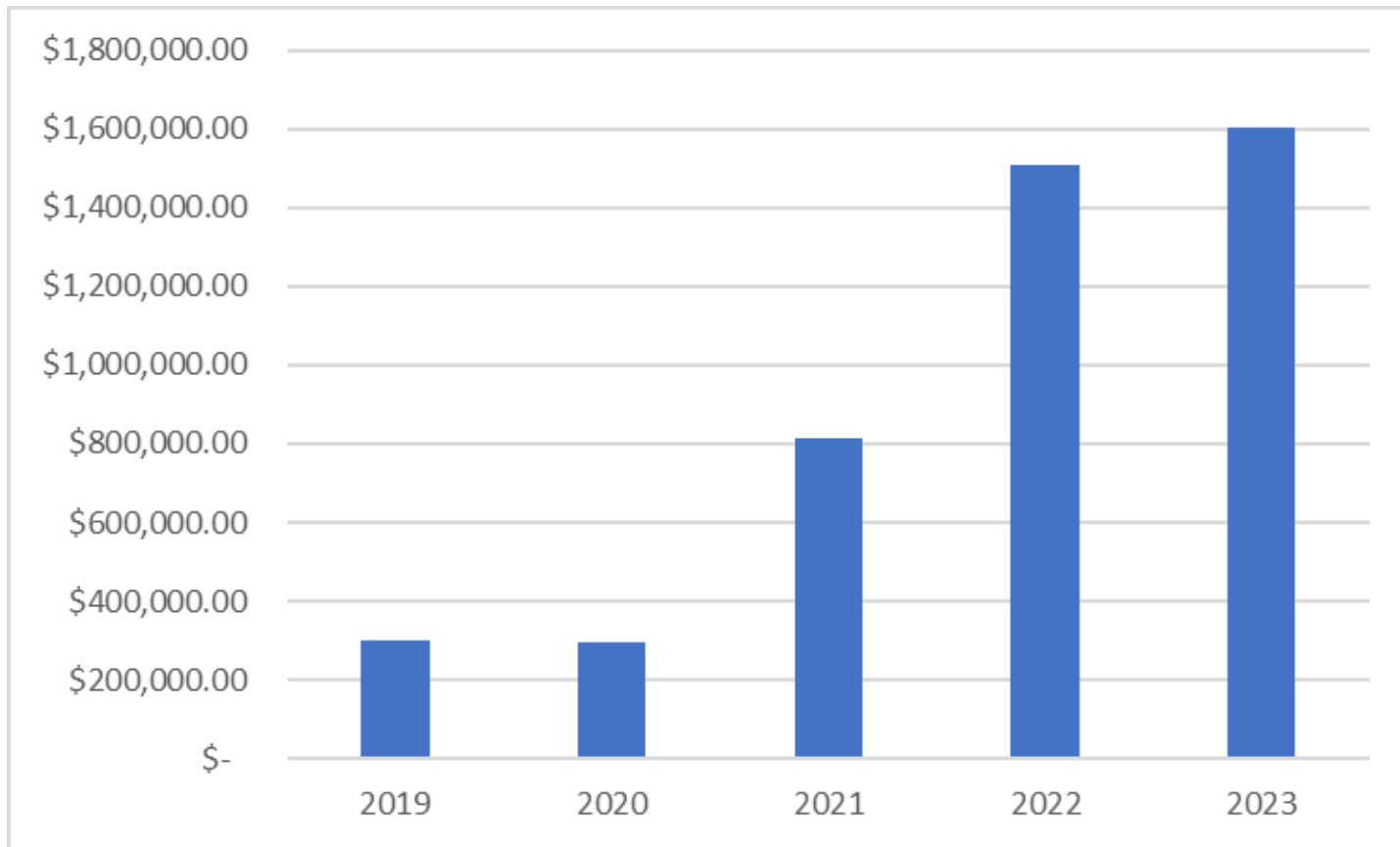
All providers under current contracts



Eviction Legal Services – Outcomes



Eviction Legal Services Funding



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

Funding Sources

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

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 [ColoradoLegalServices.org](https://coloradolegalservices.org)
- **Colorado Affordable Legal Services**
303-996-0010 or [ColoradoAffordableLegal.com](https://coloradoaffordablelegal.com)
- **Colorado Poverty Law Project**
720-772-9762 or [COPovertyLawProject.org](https://copovertylawproject.org)
- **Covid-19 Eviction Defense Project**
303-838-1200 or [CEDProject.org](https://cedproject.org)

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

Eviction Legal Services Contracts



DENVER
HOUSING STABILITY

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?



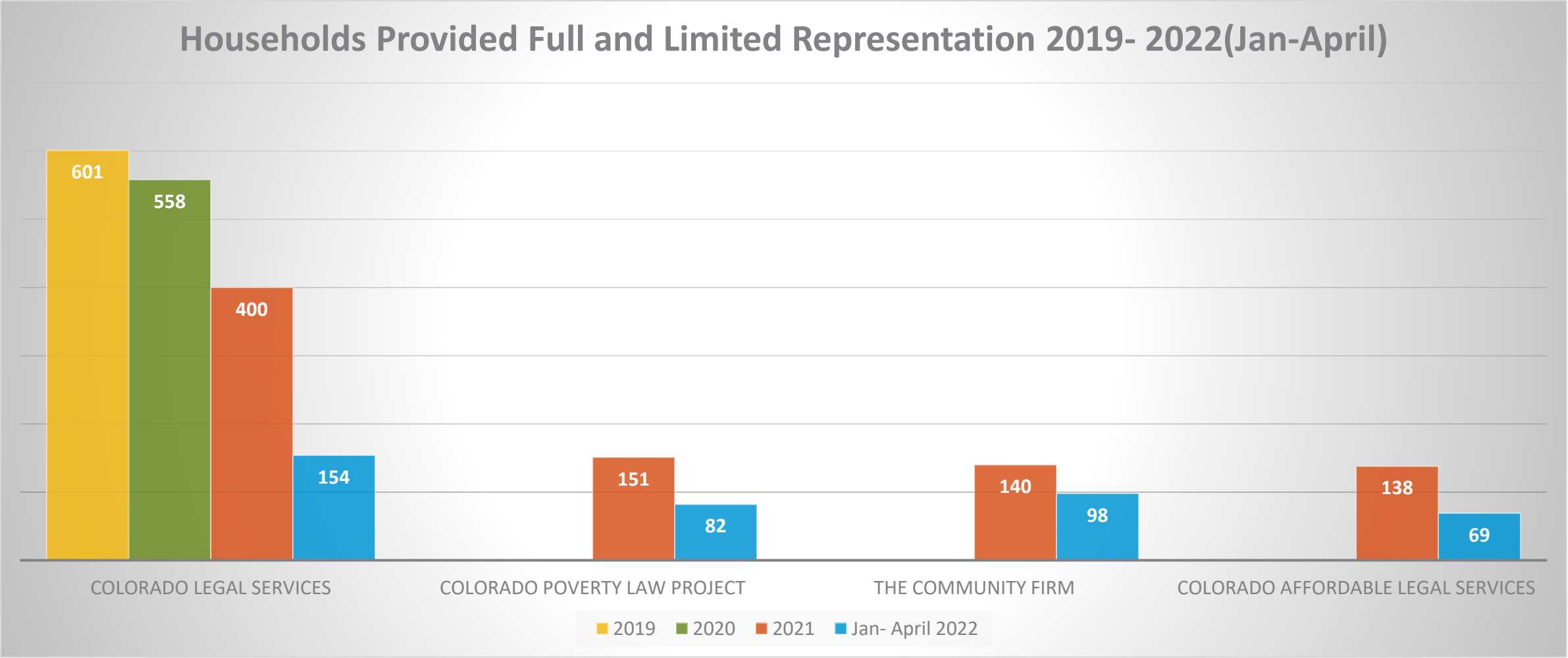
DENVER
HOUSING STABILITY

Appendix



DENVER
HOUSING STABILITY

Eviction Legal Services – Outcomes



Eviction Legal Services – Outcomes

