

## 2019 EAF Homelessness Prevention Fund

**Organization:** Advancing Justice - Asian Law Caucus

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; the housing rights program at Advancing Justice-Asian Law Caucus provides eviction defense and other tenant defense assistant as described above.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Currently, our housing rights program is funded almost entirely by grants from the city of San Francisco. With the passage of Proposition F, this funding has been--and we anticipate will be--increasingly limited to legal representation in unlawful detainer cases, including litigation. This means that the important pre-eviction and preventive work that our program provides for low-income, disabled, and elderly individuals--particular Asian and Pacific Islanders in San Francisco--remains largely unfunded, including our regular bimonthly clinics in San Francisco's Chinatown. We plan to use this funding to continue and expand our work on pre-eviction and other preventive services that are provided through our clinic and beyond, including: assisting tenants in rental disputes; providing brief services, counseling or advice and consultation; training of service providers who serve the populations with whom we work; renter education and know-your-rights; services to support habitability issues, as well as other holistic legal support for tenants to ensure access to affordable housing, ensure ongoing benefits, and other holistic services that support housing stability and prevent homelessness.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Affordable Housing Advocates

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Affordable Housing Advocates' Tenant's Rights Project (TRP) works to enforce and expand tenants' rights and protect and improve existing rental housing. TRP currently provides education, assistance and representation to tenants, primarily the undocumented, in a wide variety of landlord-tenant matters, including improper notices, habitability, and evictions, whether or not the landlord is represented, i.e. SHRIVER and non-SHRIVER cases.

AHA's Project IMPACT increases affordable housing by enforcing laws that require affordable housing planning, funding and development.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Assuming that current Tenants' Rights Project (TRP) funding remains at the same level, i.e. that IOLTA (.24 FTE) and EAF (.20 FTE) Grants remain at the same level, and further assuming that the minimum grant of \$50,000 will be allocated 85% to wages and 15% to benefits and used proportionally over seven (7) quarters, as follows: 2019 Q4; 2020 Q1-4; and 2021 Q1-2, AHA will use the EAF Homeless Prevention Grant to expand the existing level and/or type of services provided by TRP, by funding an additional .11 FTE legal staff. This would enable TRP to assist 22 percent more tenants in each of the 7 quarters. If existing funding is reduced or eliminated, then this grant will be used first to maintain existing staffing levels (.5 FTE)/services and, if possible, to expand them.

An expansion of the level and type of services may include:

1. Using the UD Clinic to enable direct referrals at the earliest stage of an eviction action; and/or
2. Providing tenant education and legal support to tenants, including members of tenant associations, including to enforce rights and prevent eviction as a result of rent strikes due to habitability issues and retaliatory or excessive rent increases.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Aids Legal Referral Panel

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; AIDS Legal Referral Panel (ALRP) has provided a housing-focused legal services program for people with HIV for 20 years. This program, the AIDS Housing Advocacy Project (AHAP), has five full-time Staff Attorneys devoted to housing cases and 120 Volunteer Panel Attorneys trained in housing work. AHAP works on the following issues:

- Eviction defense (most cases)
- Habitability
- Illegal rent increases
- Fair housing and reasonable accommodation

Your grant funds will support:

- counseling clients on their legal rights and options in housing matters
- conducting legal research
- conducting discovery and trial preparation in eviction lawsuits
- drafting documents such as briefs and motions
- negotiating on behalf of clients, including mediations and settlement conferences
- providing full-scope representation for tenants facing eviction

The need for this work has consistently grown in recent years. In 2018, AHAP cases totaled 917—sadly, a new record. We helped to secure stable housing for more than 80% of the clients served.

As indicated in the San Francisco Department of Public Health 2017 HIV Epidemiological Report, housing is vital for fostering good health outcomes for people with HIV. The biggest indicator of health disparities for people with HIV in San Francisco is housing status. Homeless persons with HIV have greater morbidity and mortality, more hospitalizations, less use of antiretroviral therapy, and worse medication adherence than HIV infected persons who are stably housed. In San Francisco, people with HIV who are housed have a viral suppression rate of 67%, while homeless people with HIV have a 33% rate of viral suppression. AHAP's approach to addressing the housing crisis for people with HIV, and their desperate need for stable housing, is to provide free legal services that help them keep the affordable housing they already have.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

ALRP will use this funding to expand AHAP's current services by hiring a Bridge Fellow for eight months. The Bridge Fellow will provide legal services in 50 cases centered on landlord-tenant disputes, including pre-eviction and eviction defense, habitability issues, fair housing and reasonable accommodations, access to affordable housing, and ensuring receipt of eligible income or benefits. The Bridge Fellow will also engage in outreach, training, and renter education efforts, which, alongside AHAP's direct representation, will improve housing stability and prevent homelessness for people living with HIV/AIDS in the San Francisco Bay Area.

ALRP has great systems in place to support a Bridge Fellow in taking on a variety of housing cases. The Senior Housing Attorney has more than five years of experience in eviction defense legal services, and the full AHAP team is supported by ALRP's Managing Attorney, who has been with the organization since 2006. Shortly after being hired, the Fellow will be able to provide short-term legal assistance, more extensive direct representation, and community outreach and education.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Alliance for Children's Rights

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; The Alliance for Children's Rights provides free legal assistance to abused, neglected, and impoverished children in or at risk of entering or formerly in foster care in Los Angeles County. We served over 6,500 clients in 2018. Alliance attorneys, paralegals, and advocates provide direct legal services and supervise pro bono attorneys, law students, and paralegals to reach the broadest possible number of children and young adults in need.

We currently provide tenant defense assistance in the form of counseling, advice and consultation, mediation, training, and legal services and representation to ensure that young people receive housing and income benefits to improve their housing stability and prevent homelessness. Fifty percent of chronically homeless adults were previously involved in the child welfare system; and a history of foster care correlates with becoming homeless at an earlier age and remaining homeless for a longer period of time. To address our clients' needs, we represent youth in the child welfare system to access and maintain their housing, ensuring they have appropriate benefits and supports. We also advocate to increase the availability of stable and affordable housing for current and former foster youth. We advocate for prioritization of county funding to build more transitional, permanent, and supportive housing to meet the needs of our client population, which will help to stem youth homelessness. In 2019, we also successfully advocated for funding through the state budget to provide resources to create housing navigators to assist young adults in identifying and accessing appropriate housing.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The Alliance for Children's Rights would use the Homelessness Prevention Fund Grant in the following ways:

- Increase our capacity to provide additional homelessness prevention direct services to clients, including 1) ensuring that the rights of clients who have experienced foster care are protected and that their needs are identified by working with the Minor's Attorneys, Social Workers, and the Dependency Court to ensure youth have timely access to Supervised Independent Living Placement (SILP) or other appropriate housing, 2) ensuring that an improper denial of benefits is appealed and that any available emergency aid is provided to prevent a client from becoming homeless, and 3) ensuring that foster youth and former foster youth are provided with all relevant Notices of Action, that they are not improperly evicted from transitional housing, and that their housing rights and benefits are not unlawfully denied without due process.
- Train current and former foster youth on general renters' rights and financial responsibilities, including budgeting and other skills that will enable them to stay successfully housed.
- Train current and former foster youth on housing options available to them, including the variety of housing options and how to access housing. Whenever possible we will provide trainings in the community locations where our target population can be found, such as on community college campuses in Guardian Scholars programs.
- Advocate for implementation of the Measure H and/or Measure HHH resources and the state-funded Housing Navigators Program, to expand and improve housing capacity directed at current and former foster youth in Los Angeles County.
- Advocate for the implementation of increased funds now available for Transitional Housing Placement Program (THPP) for former foster youth who are 18 to 23 years of age, including youth supervised by probation.
- Advocate to increase the availability of housing for youth transitioning out of foster care and former foster youth by ensuring that all available beds through the Independent Living Program (ILP) in L.A. County are being effectively utilized to support former foster youth between the ages of 18 and 23.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Bay Area Legal Aid

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Bay Area Legal Aid (BayLegal) provides legal assistance to low-income tenants and individuals who are experiencing or at risk of homelessness throughout seven San Francisco Bay Area counties, to empower them to maintain and obtain stable, affordable housing. BayLegal services cover a broad scope of legal issues related to housing stability and homeless prevention. Our attorneys and advocates provide a full range of legal assistance, including advice/counsel, client education, pro per assistance, individual representation, and broader advocacy through legislative advocacy and affirmative litigation. We represent clients throughout the entire eviction process from notice stage to post-eviction judgement assistance, to ensure long-term housing stability. We assist tenants during the notice stage in order to stabilize their housing before an eviction case is filed, either by resolving the allegations in the notice or asserting our clients' procedural and fair housing rights. Once an eviction case has been filed, we assist tenants with responsive pleadings and represent them in negotiations, pre-trial motions, discovery, and trial. We also recognize that even when a particular tenancy cannot be saved, an eviction judgment has a long-lasting impact on our clients' ability to secure alternative housing and avoid homelessness. To ensure that our clients can overcome this barrier to stable housing, we assist tenants in post-judgment eviction cases by setting aside judgments and masking the court records.

Because many low-income residents of our region rely on housing subsidies to afford to live in the San Francisco Bay Area, our housing practice emphasizes preserving assistance for residents of subsidized housing. In addition to advocacy to prevent eviction, we represent our subsidized housing clients in administrative hearings to maintain their subsidies so they can remain in their homes and communities. BayLegal housing advocates also collaborate with colleagues across practice areas to address underlying causes of evictions, such as burdensome medical expenses, domestic violence, and loss of economic benefits, to resolve those root problems and sustain housing. We know that eviction is not the only tool that is used to displace tenants. As part of our direct services work, we assert our clients' rights to live in habitable and affordable housing free from discrimination.

As part of BayLegal's wrap-around service model, we promote housing stability and homeless prevention by ensuring that low-income individuals and families have access to income and public benefits that enable them to pay for housing expenses. BayLegal provides legal advice, pro per assistance, and representation to address a full range of public benefits issues, including access to SSI, Social Security, CalWORKs, CalFresh, and veterans benefits to ensure clients have access to consistent income and public assistance to pay for housing.

We also provide housing and economic benefits assistance through our Legal Advice Line (LAL), a free legal hotline available to qualified low-income Bay Area residents. LAL provides advice and counsel in all languages to a significant volume of tenants, thereby educating them on their rights and legal options and empowering them to advocate on their own behalf. In addition to the representation we provide to tenants and individuals who are at risk or experiencing homelessness, we broaden our impact through other forms of advocacy. We engage in legislative advocacy and affirmative litigation designed to create systemic changes and increase affordable housing. We also educate tenants through outreach, clinics, presentations, and trainings of other service providers.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Additional EAF dollars focused on preventing homelessness will allow BayLegal to increase capacity and leverage our expertise to expand services to tenants, and to individuals and families who are unhoused or at risk of becoming homeless. While in recent years BayLegal has experienced increased funding for housing assistance in some of our counties, it has not been consistent in all of our service areas. Some funding has become increasingly restrictive, to exclude proven effective homeless prevention services such as advice/counsel, pre-unlawful detainer assistance, and access to economic benefits needed to stabilize housing. In addition, we see an opportunity to target one of the root causes of housing destabilization: income insecurity. In alignment with the funding legislation, EAF will play a critical role in ensuring BayLegal can continue effective services that would otherwise be reduced or cut, as well as expand services to communities in need. We propose using the funds to develop and implement various strategies in three counties of our service area.

In Santa Clara County, EAF funding will allow us to increase staffing to focus on the link between access to public benefits and housing stability. By assisting tenants and individuals who are unhoused or at risk of homelessness obtain or maintain

the public benefits they need, we aim to stabilize housing for additional clients. Local office staff and/or LAL advocates will screen clients for income-maintenance issues that jeopardize their housing stability. Those facing income insecurity will be connected to economic justice staff for assistance in obtaining or maintaining income or benefits for which they are eligible, in order to prevent further housing destabilization. EAF funding will allow our staff to work with seniors and disabled individuals who have small, fixed incomes and high housing costs to secure other available benefits, such as CalFresh, so that they can maximize the income they have available for housing. Further, as low-income residents of metropolitan San José are increasingly displaced to southern Santa Clara County and other rural areas due to astronomical rents, the funding will support BayLegal's efforts to reach additional clients living in less populated areas.

Funding for housing legal services has significantly increased in San Francisco, particularly following the Tenant Right to Counsel measure approved last year. This funding, however, has become increasingly restricted to full-scope cases involving eviction, allowing limited provision of legal advice, counsel, brief services and pre-litigation assistance. The EAF funding will allow us to continue providing these critical services for low-income San Francisco tenants, particularly through our Legal Advice Line, which is accessible to clients throughout the county and in any language. Assisting tenants prior to an eviction action can prevent the eviction case entirely and can allow our clients to avoid the stress and costs associated with defending their tenancy in court. Advising tenants of their rights and providing them with the tools to assert those rights can help prevent the displacement that often occurs when the threat of eviction intimidates tenants into giving up their home. It is also critical for housing stability that tenants be empowered to assert their rights affirmatively, rather than in the defensive posture of an eviction action. Providing advice and counsel and brief services allows us to help tenants enforce their rights to affordable and habitable housing free from discrimination.

The EAF funding will also allow us to provide additional legal services to low-income tenants and individuals who are experiencing or at risk of homelessness in Napa County. Though there is a significant need, we do not currently have funding for dedicated housing and economic benefits assistance in that area, and EAF will enable BayLegal to develop partnerships and increase these services. With EAF funding, we will be able to develop a direct referral process for housing-insecure residents to be connected with our Legal Advice Line (LAL) for advice/counsel; develop tailored self-help materials specific for Napa County tenants; provide limited scope services and advocacy; and explore developing regularly scheduled tenants' rights clinics.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Bet Tzedek Legal Services

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; We confirm that Bet Tzedek provides eviction defense and other tenant defense assistance in landlord-tenant rental disputes. Eviction defense has been a core service since the agency's inception.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

With these additional funds, Bet Tzedek hopes to add two additional staff members to its Preventing and Ending Homelessness Team. Currently the team includes a supervising attorney and three staff attorneys. With these additional dollars Bet Tzedek hopes to hire an additional staff attorney and an administrative support professional.

Currently the team conducts intake at two homeless shelters and services provider centers. Client services are wide-ranging but the most common legal interventions include eviction defense, criminal record expungement, and benefits maximization and appeals. Our team is limited in two important respects, both of which we can at least partially address with these additional dollars. First, the community need for our team's services vastly exceeds their capacity. A number of small cities and jurisdictions in Los Angeles County have passed local ordinances strengthening tenant protections. However, these protections will be useless unless tenants have access to attorneys who can provide education, outreach, and representation. More hands on deck lighten the load and expand capacity. Second, our current funding limits our eviction defense services to representation in filed unlawful detainer actions for tenants who have no other housing option. This means turning away tenants who are facing illegal evictions but can afford another room rental and tenants who cannot afford another room but have a family member or friend with whom they can live. It also means turning away pre-eviction tenant harassment cases. Increased capacity means taking more of these eviction prevention matters, which we are eager to be able to do.

## 2019 EAF Homelessness Prevention Fund

**Organization:** California Advocates for Nursing Home Reform

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; CANHR currently works with legal services programs to provide training, technical assistance, and advocacy support to deter the increasing number of illegal evictions and transfers of low-income elders from residential care facilities and nursing homes.

Federal and state laws prohibit nursing facilities and residential care facilities from evicting or discharging a resident except for very limited reasons. Nevertheless, illegal evictions of low-income elders from long-term care facilities are common. On any given day, about 100,000 persons reside in California nursing facilities, and another 153,000 reside in residential care facilities. There are approximately 400,000 discharges or evictions per year from long-term care facilities, many of which are unlawful.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Funding will be used to develop new partnerships and provide additional training, resources, and direct services on eviction defense from long term care facilities. CANHR will develop a brief bank on evictions from residential care and skilled nursing facilities, with sample pleadings, complaints to state licensing agencies, demand letters, UD defenses, and pre-eviction consumer education materials. This brief bank will be made available to legal services programs at no cost, hosted by CANHR and/or through LAAC's California Pleading Bank.

CANHR has also been in discussions with Legal Assistance for Seniors in Alameda County, as well as legal services programs in San Francisco, to provide comprehensive eviction defense representation for the more than 9,000 residents of residential care facilities in Alameda and more than 3,000 residents of residential care facilities in San Francisco. CANHR will partner with these programs to provide technical assistance on referrals for facility evictions. CANHR will offer in-person trainings on eviction protections for long-term care residents, and provide co-counsel and technical assistance on discharge hearings and appeals, unlawful detainer actions, and complaints to regulatory agencies.



## 2019 EAF Homelessness Prevention Fund

**Organization:** California Rural Legal Assistance, Inc.

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; California Rural Legal Assistance, Inc. (CRLA) recognizes that there is a consistently unmet need for safe, decent, and affordable housing in the low-income, agricultural, and rural areas it serves across the state. CRLA helps to fulfill this need by providing low-income clients with consultation, workshops, education and outreach, legal representation, and affirmative litigation for multiple housing issues, including landlord-tenant disputes, housing discrimination, habitability, eviction, relocation assistance, homelessness, housing elements, land-use planning, and foreclosure prevention.

Through direct services on both an individual and group basis, CRLA provides legal assistance for clients facing specific housing challenges. CRLA offers these services to renters threatened with eviction or loss of subsidy who might be eligible for relocation assistance; low-income residents interested in applying for and maintaining federal rental-assistance benefits, including Section 8 vouchers; homeless Californians threatened with the loss of their encampments; residents displaced by natural disasters; clients seeking to enforce tenant protections and housing laws, maintain health and safety code standards, and support the development of affordable housing; and people requesting information on topics including money and debt management, tenant rights and responsibilities, evictions, rental housing, mobile home parks, employee housing, and other housing situations.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The proposed funding will allow CRLA to expand and deepen its vital educational and legal services to improve housing stability and prevent homelessness in the northern San Joaquin Valley. The target populations to be served will be low-income, rural Californians struggling with homelessness and housing instability, with a focus on veterans, farmworkers, people with disabilities, residents of mobile home parks, seniors, and LGBTQ+ community members. For this project, CRLA will hire new Basic Staff Attorneys, a new Migrant Staff Attorney, a new Migrant Community Worker, and new support staff members to serve low-income Californians struggling with housing insecurity and homelessness.

The proposed project will have four objectives: 1) to expand access to legal aid and legal representation in highly impacted communities; 2) to expand access to safe, affordable housing in low-income communities; 3) to prevent eviction and displacement within vulnerable populations; and 4) to foster a climate of increased compliance with existing protections through affirmative litigation (e.g., Housing Element, Fair Housing, affirmative habitability litigation) and Know Your Rights trainings for housing consumers.

To meet the proposed objectives, CRLA will increase its outreach efforts to attract new low-income client communities struggling with housing issues. CRLA will intake and process direct-service cases, and will engage in systemic advocacy. CRLA will screen all housing clients in the northern San Joaquin Valley for issues with financial public benefits at intake, and will provide all housing clients with referrals to external resources for income-maintenance and financial literacy. To reach farmworker communities, advocates will conduct housing-focused outreach at migrant housing complexes, USDA housing complexes, and Office of Migrant Services (OMS) Centers. Advocates will also provide outreach and education to low-income rental communities to increase tenants' awareness of their rights to relocation assistance. In addition, CRLA will increase the number of and locations for the self-help Unlawful Detainer workshops it provides. Advocates will also conciliate or mediate complaints, intake and process code-enforcement cases, and provide assistance in affirmative habitability cases where clients reside in properties that are unfit for human occupancy. Finally, CRLA will monitor court litigation or administrative settlement agreements, in addition to monitoring proactive rental inspection programs to ensure compliance and tenant protections.

The proposed efforts will result in myriad positive outcomes for low-income clients facing housing-related challenges.

Through the methods described above, CRLA will remove barriers that impact clients' employment, benefits, housing, and self-sufficiency. Where possible, CRLA will prevent the loss of clients' housing, and will negotiate or facilitate move-outs to provide evicted clients with a "soft" landing. CRLA will also prevent, end, or obtain relief from unfair or illegal behavior, or otherwise enforce clients' rights. Advocates will enforce clients' rights to safe, habitable housing. To help eligible clients maintain economic self-sufficiency, CRLA will obtain, preserve, or increase veterans, military, or other benefits. To protect consumers, CRLA will seek relief from fraudulent sales practices or unlawful, unfair, or deceptive acts of practices. Finally, CRLA will work to obtain, preserve, or increase affordable housing for clients.

## 2019 EAF Homelessness Prevention Fund

**Organization:** California Women's Law Center

**Eligibility Category:** SC

**Requested Amount:** A different amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; CWLC currently hosts a free legal housing clinic in Venice California once a month where housing attorneys provide free legal advice to tenants in the Los Angeles area. This advice includes coverage of issues related to landlord-rental disputes, harassment, eviction and the effect of specific California laws including the Ellis Act and Mello Act. In addition, CWLC serves as co-counsel with Venskus & Associates (pro bono) in an impact litigation regarding the enforcement of the Mello Act by the California Coastal Commission in Los Angeles. The case addresses a common problem of usurpation of the authority of the City of Los Angeles to make Mello Act determinations by the Coastal Commission, leading to the destruction of affordable housing in the City and increasing homelessness as a result.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

CWLC plans to use the Equal Access Homelessness Prevention funds to provide eviction defense representation services in Los Angeles. More specifically, we plan to represent tenants who are being illegally evicted in unlawful detainer (eviction) cases brought against them by their landlords. These tenants are otherwise unable to afford an attorney in the Los Angeles area to defend themselves.

Unlawful detainer cases continue to increase in Los Angeles as developers and landlords seek to get tenants out of their rent-stabilized housing by any means possible. Unfortunately, Los Angeles has a severe shortage of attorneys willing and able to defend tenants from unlawful evictions. As a result, tenants are forced to defend themselves without the proper legal training to fight illegal actions taken by their landlord, and often end up having to vacate their housing – increasing homelessness as well as the loss of affordable housing.

CWLC will address the pressing issue of unlawful evictions in Los Angeles by representing defendants who have received eviction notices that appear to be unlawful. We will work with co-counsel to ensure vulnerable Los Angeles tenants are not unfairly evicted from their housing.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Central California Legal Services

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Our Housing team protects tenants' rights to safe and decent housing, helping tenants resolve disputes with landlords while ensuring local governments follow the law requiring they plan for sufficient and decent housing for low-income residents. CCLS prevents illegal evictions in private and subsidized housing, and advocates for correction of substandard housing conditions.

Our housing team attorneys address potential violations of California Housing Element and density bonus laws, leading to the longer term-goal of significantly increasing the supply of affordable housing units for very low-income families. CCLS is investigating systemic housing issues related to local governments' compliance with the regulations that govern deployment of HUD/CDBG funding, and with the Fair Housing Act's requirement that they affirmatively further fair housing. We assist eligible self-represented litigants' (both tenants and landlords) access legal information through the Tenant/Landlord Housing Law Clinic, held twice weekly in partnership with the Fresno County Superior Court. Clinic staff and volunteers assist in filling out forms and answering questions about the unlawful detainer process, and how to prepare for trial for those with a scheduled trial date.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

As indicated in our initial survey response, CCLS will use EAF Homelessness Prevention funding to pilot new partnerships with community institutions who serve populations likely to experience housing insecurity. For example, local school districts and community colleges are grappling with homelessness among students and their families. CCLS intends to work collaboratively with educators to identify and assist students who are at risk for eviction.

As soon as we became aware of this funding opportunity, we reached out to the local community college. The President of Fresno City College and her Vice-President from the Student Affairs Office have participated actively in our design process for this grant. We recognized program design for these funds would also require input from the Fresno Unified School District (FUSD)—the 4th largest school district in the state, and a district with a high percentage of low-income and ESL students. The Executive Director from FUSD's Office of Prevention and Intervention, and her staff who work directly with at-risk youth, homeless students and those aging out of the foster care system, have also attended these collaborative meetings. These educators have provided us with extensive data on the number of students and families at risk of becoming homeless by elementary, middle and high school regions.

This collaboration informs CCLS's plan to use the available funding to improve habitability in our region's neighborhoods, and to prevent homelessness. Our services under this grant will specifically target students and their families from kindergarten through community college level, a population CCLS has not previously singled out for legal assistance. Services will include eviction defense (including pre-eviction), advice and consultation, renter education, advocacy to secure income or benefits to improve housing stability, and training for institution staff. Our legal staff and outreach workers will provide legal assistance to address housing issues, and legal education to better prepare families to avoid evictions and resolve habitability issues on their own. In addition, our navigators will work with eligible clients we reach through this project using a whole-person legal services model: to identify other legal needs with which CCLS can assist, and to connect them with community- and government-based services that will further improve these families' housing security.

For this project, CCLS plans to hire one experienced housing paralegal, two outreach workers, and two navigators to provide expanded services focusing on improving housing stability for CCLS's housing clients, in particular low-income students and their families, students without parents or guardians, and students who are aging out of foster care.

Project Objectives:

1. Increase housing security and stability before families find themselves homeless. Provide eviction defense or other assistance including legal services to address tenant-landlord disputes, legal advice, and/or representation in court; secure access to additional services to support family housing security.
2. Outreach workers will conduct know-your-rights tenant-education sessions at community college and K-12 school sites to inform at-risk populations, selected based on data showing numbers of homeless and housing-insecure students at each site. These sessions will give tenants a greater understanding of their legal rights, thus building their capacity to deal with future legal issues.

3. CCLS's paralegal will conduct remote intake with potential clients, and will ensure eligible clients receive legal services for their housing issues. We will establish a weekly schedule for intake at the selected sites, including extended hours to accommodate working individuals.
4. Navigators, applying a whole-person legal services model, will screen to determine the need for additional services to be provided by either CCLS or other agencies or organizations, and will connect clients with community partners to ensure they are accessing needed services to promote family and housing stability.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Child Care Law Center

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Family child care home providers are a valuable community asset – they care for and nurture children so parents can work and educate our next generation. By definition they operate from their homes, nestled throughout our communities. The majority of child care home providers are women of color, and many are renters.

The Child Care Law Center currently provides counseling, advice and consultation, training, and renter education to low-income family child care providers.

We provide technical assistance and advice to Qualified Legal Services Providers (QLSPs) about the anti-discrimination laws that protect family child care providers in rental housing and in subsidized housing.

The following story about a child care provider's struggle illustrates the importance of preventing housing discrimination for this population:

Adriana moved to the U.S. from South America in 1996. She has earned a masters degree and founded a non-profit. She's thinking of going to law school or working for a doctorate in education. Adriana is also the mother of two children, and runs a large family child care home.

Adriana has a huge appetite for learning, which she loves to share with her family and the children in her child care. Knowing how important these early years are for their development, she teaches them about numbers and colors, and how to treat others with kindness and respect. "I want to give children the attention they need to learn and grow."

Being a family child care provider also allows Adriana to support her own daughter, who was diagnosed with severe epilepsy at the age of two. She loves being able to watch her daughter play, learn, and grow at home with other children from their community.

Her life was shaken when the owner of her apartment building tried to evict her for having a family child care home. Adriana knew this was unlawful, so she hired an attorney. The property owner backed down but continued to make life hard for Adriana, her family, and her child care. When the property owner tried to evict her because her daughter got a service dog, Adriana finally decided that it would be better for everyone if they moved.

Adriana wanted to rent a house nearby that would provide a bigger space for her children, and the children in her care, to grow. Adriana applied for 24 homes in the span of two years. Each time, the application process went well until she told them she was a family child care provider. One property owner even refused to show the house to her, and told her to leave when she said she was a family child care provider. "I had great credit so it didn't make sense. I knew I was being discriminated against, but as an immigrant with not a lot of extra funds to pay for an attorney and a lawsuit, I felt like I couldn't fight back."

Every denial of her application raised questions in Adriana's mind. Will I have to change my career? Do I have to quit being a family child care provider? But each time she would think of her daughter and how important it was to be home to care for her. She was determined to make this work, no matter what.

Finally, Adriana was approved for a home. Although the rent was much higher than she wanted, Adriana signed the lease because she decided she had to make this happen for her daughter, for the children she cares for and their families. She moved in and her new property manager loves visiting the children at her child care. Unfortunately, because of her high rent, she had to raise her child care rates by \$500 a month.

"My story may be one that has played out hundreds of times in California, and one which will continue to be replayed unless we do something. Think of all the good child care providers who gave up in the face of eviction threats. Family child care homes are a needed service within our community and they need the protection of state laws as they are a valuable and indispensable option for many."

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Our goal with these grant funds is to prevent homelessness and protect affordable rental housing by assisting low-income family child care providers in exercising their rights to remain in, or procure, rental housing and subsidized housing under existing laws.

The majority of family child care providers in California are low-income women of color. They are hit doubly-hard by the housing crisis. When landlords pressure them into moving or refuse to rent to them, they strip away their livelihood and their home.

Each month the Law Center receives approximately 3-4 requests for help from child care providers who are being evicted, told that they cannot operate their family child care in their rented home, or denied rental housing by a prospective landlord. The Law Center's current capacity to assist these individuals is limited to referring callers to QLSPs, pro bono attorneys, or printed materials and fact sheets.

Existing law provides some protection to family child care providers from discrimination in renting a home, and in opening a family child care in a rental home. The Senate has passed, and the Assembly is now considering, a bill to clarify these rights and strengthen claims by child care providers who are denied housing or threatened with eviction. SB 234 clarifies that family child care can operate in all types of residential settings close to where families live, in all communities.

SB 234 updates housing protections for family child care providers so families have the loving, home-like environment they want for their children.

With this grant, we will dedicate additional staff time to educate renters and QLSP attorneys, community organizations and social services agencies about the new law, and assist income-eligible family child care providers facing eviction, harassment or discrimination in rental housing

#### Grant Objectives:

To empower child care associations and agencies with renters' rights information,

1. Keep 10-12 family child care providers housed in their rental property
2. Help 15-20 family child care providers overcome discrimination when applying to rent a home
3. Empower 50 QLSP attorneys with tips and tools on housing rights for family child care providers
4. Empower 15 – 30 community organizations and social services agencies with tips and tools on housing rights for family child care providers

#### Methods:

1. Advice and consultation to family child care providers and attorneys who represent them
2. Co-Representation and co-litigation with QLSPs
3. Workshops and materials in Chinese, Spanish, Russian, and at least two other languages
4. Public education to nonprofit housing and government agencies about rights to operate child care in subsidized housing, non-subsidized housing, apartment buildings, condominiums, duplexes and single-family homes
5. Assistance with filing complaints with the Department of Fair Employment and Housing

#### Target population:

1. Low-income family child care providers in San Mateo, San Diego, Contra Costa, Fresno, San Francisco, and Marin counties
2. QLSP attorneys statewide
3. Community organizations and social services agencies statewide that work with family child care providers

#### Outcomes:

As a result of these project activities, low-income women, women of color and immigrant women will retain their rental housing, or be able to move to different rental housing in which they live and operate family child care businesses.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Coalition of California Welfare Rights Organizations

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; CCWRO's core activities are to provide support services to qualified legal services programs throughout the State of California in the form of administrative advocacy, legislative advocacy and litigation relative to public benefits for persons and families who often need these benefits to meet their housing needs or prevent homelessness.

For over thirty years, CCWRO has focused primarily on California's welfare benefits programs including CalWORKs (cash-aid), CalFresh (food stamps), Medi-Cal, In-Home Supportive Services (IHSS), and General Assistance (a.k.a General Relief) for persons and families who need the benefits to meet their housing needs or prevent homelessness.

For example, CCWRO has litigated or assisted Qualified Legal Service Programs (QLSPs) in litigating issues regarding language access for CalWORKs and CalFresh to ensure that all eligible populations are reasonably able to apply and received benefits for persons and families who need the benefits to meet their housing needs or prevent homelessness. More recently, CCWRO has worked with a number of QLSPs to fix the myriad of problems inherent in the Leader Replacement System, one of California's three Automated Welfare Systems, to ensure that improper terminations of benefits are ended and that benefits are delivered in a timely fashion so that low-income families do not become homeless.

In addition, CCWRO has a major presence at the California State Legislature representing beneficiaries of California public assistance program in the legislative and budget process. CCWRO has been sponsoring legislation addressing homelessness for several years.

AB 1811 (Assembly Committee on Budget), Chapter 35, Statutes of 2018, was the Human Services trailer bill that, among many other changes adopted, increased as of January 1, 2019, the daily rate for CalWORKs temporary homeless assistance from \$65 a day to \$85 a day for a family with up to four members, and increased the daily maximum from \$125 to \$145.

AB 1921 (Maienschein and Santiago) of 2018 would have expanded, beginning July 1, 2019, the housing arrangements for which a CalWORKs housing assistance payment may be used. AB 1921 was vetoed by the Governor.

AB 236 (Maienschein), Chapter 545, Statutes of 2017, adopted changes to CalWORKs housing assistance for temporary shelter to make the assistance available to certain families receiving reunification services through the child welfare services system and required DSS to work with certain entities to report to the Legislature on shelter costs and best practices for transitioning families to permanent shelter.

AB 557 (Rubio), Chapter 691, Statutes of 2017, authorized, as of July 1, 2018, applicants for and recipients of CalWORKs benefits who have experienced domestic violence to be eligible for CalWORKs homeless assistance and good-cause exemptions from school participation and immunization requirements under specified circumstances.

AB 1603 (Assembly Committee on Budget), Chapter 25, Statutes of 2016, in part, permitted CalWORKs families receiving a temporary or permanent benefit under the Homeless Assistance Program to, as of January 1, 2017, receive this benefit once every 12 months, versus once in a lifetime.

AB 2631 (Santiago) of 2016 would have removed the once-in-a-lifetime limit on CalWORKs homeless assistance benefits and extended from 16 days per lifetime to 30 days, per year, the permissible length of time for receipt of temporary shelter assistance. AB 2631 was held on the Assembly Appropriations Committee suspense file.

AB 264 (Maienschein) of 2014 would have deleted the requirement that CalWORKs temporary shelter assistance be provided consecutively to a limit of 16 days and instead allowed a family to receive temporary shelter assistance for a total of 16 calendar days to be used at any time they were both homeless and receiving CalWORKs aid. AB 264 was held on the Senate Appropriations Committee suspense file.

AB 1452 (Stone) of 2014 would have provided additional temporary assistance to homeless families receiving CalWORKs benefits by increasing the daily temporary shelter assistance amount from \$65 to \$75 and attaching an annual cost of living adjustment to that amount. AB 1452 was held on the Senate Appropriations Committee suspense file.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

CCWRO plans to expand our services to the QLSPs by using this funding to provide services that CCWRO does not currently provide. The objectives of this project are to provide tools to the QLSPs that will enable them to better serve their clients who are either homeless or threatened with homelessness. This includes the growing population of Californians who lose their housing because of disasters such as fire, floods and earthquakes.

The target population are low income individuals who may be physically and/or mentally disabled, crime victims, victims of domestic and intimate partner violence, current or former foster care youth, LGBTQ community, veterans, and former felons.

These expanded services include:

1. Co-counsel with Qualified Legal Services Programs (QLSPs) attorneys or consult on impact litigation that will:
  - (a) improve access to public benefits for homeless living in California.
  - (b) improve access to more stable housing for public benefits recipients.
  - (c) improve access to housing and public benefits to homeless individuals or individuals at risk of homelessness.
2. Collaborate with QLSPs to identify priority policy issues for those populations at greatest risk of homelessness.
3. Participate in stakeholder advocacy processes with various state agencies such as the California Department of Social Services and the State Department of Housing and Community Development. Develop agency regulations and policy that supports our organizational mission and improves the lives of homeless people and people at risk of becoming homeless by reviewing policies that address the needs for temporary, interim and permanent housing.
4. Track legislation and/or regulations related to the EAF Homelessness Prevention Fund. The attorney would track any draft legislation or regulations that potentially impact homeless Californians' ability to access public benefits or housing security. The attorney would provide periodic updates to QLSPs regarding the proposed changes and their impact on EAF HP clients.

As the proposed legislation or regulations progress, the attorney tracking the information would inform the QLSPs of the bill or regulation, the author, the proposed legislative or administrative changes, and how those changes may impact the QLSPs' EAF HP clients.

5. Using a newly established blog, CCWRO will regularly communicate with the QLSPs by providing a minimum of six "blog" postings that will discuss various issues, resources and services that would benefit the lives of homeless persons and those who are at risk of becoming homeless.
6. Prepare a resource manual that identifies state and federal programs that provide funds or services to assist homeless individuals and those at risk of homelessness to obtain housing. This manual would identify benefits and eligibility requirements of various programs such as the California CalWORKs program, Foster Care Program, Veteran's Administration, Social Security, and Supplemental Security Income (SSI).

QLSPs and the Support Centers generally focus on specific practice areas such as Housing, CalWORKs or Foster Care. This resource manual will provide QLSP advocates with centralized information across a broad spectrum of benefits and services available from federal and state programs. QLSP staff will have both an overview of available resources and guidance for assisting household in accessing these funds.

CCWRO plans to hire one attorney dedicated to the project. The project will end the earlier of fifteen months from the date of hire or June 30, 2021.



## 2019 EAF Homelessness Prevention Fund

**Organization:** Community Legal Aid SoCal

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Community Legal Aid SoCal (CLA SoCal) has worked for decades on fair housing and eviction defense for low-income residents of Orange and Los Angeles Counties. Today, we conduct EAF Partnership grant-funded Unlawful Detainer workshops at the superior courthouses in Norwalk and Santa Ana, where we serve hundreds of self-represented litigants every year. Additionally, over the past five years, we have handled more than 20,000 housing and homelessness cases. These cases include unlawful detainers, habitability, and public benefits advocacy, including work on Section 8 cases. It also has also included significant advocacy to protect “housing of last resort,” enact safe parking, preserve mobile home parks, advocate on behalf of mentally ill homeless residents, and work to uphold Housing Elements that mandate affordable housing.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you’re currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

These funds would help CLA SoCal implement a planned expansion of its Housing Unit to improve equal access and the fair administration of justice, with the ultimate goal of preventing the loss of sustainable housing for residents in Orange and Los Angeles Counties.

Our target populations will include individuals who are at risk of losing their housing, including those facing unlawful detainer, those with habitability issues, and those who are at risk of losing (or have lost) income necessary to maintain their housing. Spurred by high costs of living, Orange County witnesses 8.1 evictions per day and. Los Angeles County has 28.58 evictions per day (evictionlab.org). Orange County Superior Court (Court statistics) has had 3,357 UD filings between January and May 2019.

This expansion will include work on behalf of populations that are particularly vulnerable to homelessness, including victims of domestic violence and trauma. According to the Family and Youth Services Bureau (FYSB), “84% participants in one study reported that they needed help with finding affordable housing.” The FYSB continues, “According to multiple studies examining the causes of homelessness, among mothers with children experiencing homelessness, more than 80% had previously experienced domestic violence.”

Objectives include:

- + Hiring a new Supervising Attorney to head new Housing Defense Workgroup;
- + Creating a Housing Defense Workgroup Plan in which Group staff will pinpoint trouble spots, prioritize service provision, and identify which metrics will be tracked to determine impact.
- + Expanding housing defense services through a range of services including pre-eviction and eviction legal services, counseling, advice and consultation and representation. CLA SoCal’s docket in 2018 included 2,405 housing cases, exclusive of homeownership cases; we provided extensive service in 26 of those cases.
- + Dedicating a portion of a new full-time Public Benefits Staff Attorney to working with clients who are at risk of losing housing;
- + Working with CLA SoCal victims’ advocacy staff and immigration staff, as well as our partners at domestic violence service agencies, to identify need and increase provision of housing defense and income stabilizing legal services to clients who have experienced trauma;
- + Train Hotline paralegal staff in landlord-tenant law to better provide service at the Hotline level.
- + Increase public education about tenants’ rights and help on housing and benefits issues at Legal Aid.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Community Legal Services in East Palo Alto

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Our organization provides eviction defense and other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, renter education, and representation, and legal services to improve habitability, increasing affordable housing, and homelessness prevention.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

We will use the funding to prevent the displacement of working families, with a focus on protecting low-income families in the City of Mountain View. The primary activities of the project will include community outreach and education, legal advice, and representation of low-income families in rental housing at risk of displacement. We will conduct outreach at local schools, community events, and partner organizations to ensure that families are aware of their rights and know how to get legal assistance. We will also provide free legal advice and assistance to community members through clinics, as well as free legal representation to families who are at risk of losing their homes due to eviction or unreasonable rent increases, or who are living with unsafe conditions. In addition, we will work with community members and policymakers to ensure that housing legal protections are implemented effectively and fairly. Through this funding, we aim to provide legal education, advice, and/or full representation that will benefit 100 community members.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Contra Costa Senior Legal Services

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; We provide free legal services to older residents of Contra Costa. Approximately one-third of our clients seek help with a housing related issue--eviction defense, preservation of housing, and homelessness prevention.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

We plan to increase the FTE of our housing attorney. We will also add administrative time to support her work.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Disability Rights California

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Currently, DRC handles over 500 housing cases throughout the state per year. Issues raised included eviction defense, disability related housing accommodations, maintenance of housing subsidies and homelessness prevention. Due to a lack of resources, most individuals receive brief assistance and basic information about disability related claims, information about how to file housing related discrimination claims and referral of eviction issues to other legal services providers. DRC has worked with other Los Angeles County legal services programs to pilot a holistic approach to eviction defense and homelessness prevention under the Measure H. This approach includes obtaining reasonable housing-related accommodations, preparing answers to evictions, representing clients in evictions, representing clients in administrative hearings related to Section 8 and other subsidized programs, and filing affirmative litigation to ensure habitability. DRC has also engaged in significant homelessness prevention and housing litigation.

Our work includes: 1) Independent Living Center of Southern California v. City of Los Angeles, where after years of litigation, the City agreed to a settlement. The agreement, the largest of its kind in the country, provides that, over the next 10 years, the City will ensure that at least 4,000 of its affordable housing units meet the highly accessible standards required by federal law, and will enforce policies to ensure that those units are rented to people who need the specific accessibility features. The City committed to spend at least \$200 million during the agreement. Without access to accessible housing units, individuals with mobility and sensory disabilities are at risk of homelessness. 2) Bloom v City of San Diego. This class action challenges two ordinances that criminalize homelessness because people, many with disabilities, live in RVs or other vehicles. Following the issuance of a preliminary injunction, the City repealed a portion of the ordinance prohibiting people from living in their vehicles. Settlement discussions in the case are ongoing. 3) Hunter v. Chatman sought to ensure the habitability and accessibility of St. Timothy's Tower and Manor by requiring the owner to use some of the millions of dollars in state and federal aid they receive to fix the elevators and maintain a functional elevator system moving forward. Over 100 low-income senior citizens live on St Timothy's upper floors and more than half of them have disabilities that make it hard to stand, walk or use stairs. The owners reported 48 outages to the U.S. government. The case recently settled with an agreement to maintain a functioning elevator system with ongoing monitoring by counsel to ensure that outcome. 4. Ramirez v. Orange County alleged that Orange County took discriminatory actions against homeless individuals with disabilities who resided at the Santa Ana Riverbed. In January of 2018, Orange County began the process of evicting hundreds of people living at the Santa Ana Riverbed including individuals experiencing mental, physical disabilities, or both. The recent settlement requires the County to follow healthcare-led outreach approaches when working with individuals living unsheltered. The settlement calls for the implementation of new policies and procedures, and in the event future disputes arise, the Court will resolve through a dispute resolution process during the Court's three-year jurisdiction. The new policies and procedures include a reasonable accommodation process that will allow individuals with disabilities to manage their conditions and symptoms while living in shelters or accessing other County services.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Disability Rights California (DRC) will use the EAF Homelessness Prevention funding to expand its housing and homeless prevention work on behalf of Californians with disabilities. California's housing and homelessness crises disproportionately impacts individuals with disabilities. Californians with disabilities are disproportionately poor and those who experience serious mental illness are more likely to be homeless. People with disabilities face unique barriers to obtaining and maintaining housing including lack of accessibility features and lack of housing supports needed to ameliorate the impact of their disability and avoid homelessness.

Currently, DRC handles over 500 housing cases throughout the state per year, with most of the individuals receiving brief assistance and basic information about disability related claims. Due to a lack of staff resources, we unfortunately are unable to directly represent the scores of callers every month who want a higher level of assistance and refer callers with eviction related issues to other legal service providers. DRC has piloted a holistic approach to eviction defense and homelessness prevention in a referral-based project in Los Angeles County under the Measure H legal services collaborative. This approach includes obtaining reasonable housing-related accommodations, preparing answers to evictions, representing clients in evictions, representing clients in administrative hearings related to Section 8 and other

subsidized programs, and filing affirmative litigation to ensure habitability including working elevators needed by individuals with mobility disabilities.

DRC anticipates that it will hire up to 5 additional staff attorneys, along with supervising staff and a litigation counsel, who will work in centrally located counties where we can increase services to underserved communities including ethnic and racial minorities and individuals who live in rural communities. The project will utilize DRC's existing management teams and technological infrastructure to ensure quality and stability of services offered through this new project.

Project staff will use a broad array of strategies to address housing and homelessness legal issues including:

- 1) Expanding the short-term counsel and advice provided through our real-time state-wide legal intake system. One new eviction defense service will provide callers with more in-depth, real time counsel and advice during their initial intake call, and when appropriate, access to an attorney who will prepare answers to unlawful detainer complaints. These callers will receive a draft answer in an electronic format accompanied with additional advice that will allow the callers to preserve their defense in the eviction defense case.
- 2) Creating publications and self-advocacy materials about habitability, disability related accommodations, and defenses to eviction and providing training and legal clinics in underserved language and ethnic minority communities and rural areas about these rights.
- 3) Representing individual clients with disabilities in court and administrative proceedings including eviction proceedings, proceedings to access housing and related benefits, and other assistance to address homelessness.
- 4) Engaging in affirmative litigation and policy advocacy to prevent homelessness and address systemic barriers which adversely impact housing stability and hinder access to supportive housing for individuals with mental health disabilities. Potential areas for affirmative litigation include failure to maintain accessible features making the building uninhabitable for individuals with disabilities (e.g. access to working elevators in a multi-storied, building), failure to provide reasonable disability accommodations; criminalization of homelessness, preservation of Section 8 vouchers, and advocacy to preserve and increase affordable housing in California. We will also work to ensure Californians with disabilities have access to required judicial and administrative hearing accommodations to ensure that they have meaningful access to court and administrative agency proceedings.
- 5) Collaboration with other legal services programs, similar to the approach used in LA County Measure H Project where DRC received referrals of the most vulnerable clients with complex legal claims from other legal services programs. DRC will also co-counsel with other legal services programs on complex resource intensive cases and explore affirmative litigation opportunities in eviction defense cases with other legal services programs where DRC can leverage its complex litigation disability-related expertise.

The EAF Homelessness Prevention project is a new project with DRC and will dramatically increase our capacity to represent individuals in housing and homelessness related issues and develop new models for providing services to a population significantly impacted by California's housing and homelessness crisis.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Disability Rights Education and Defense Fund

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; DREDF's work currently addresses various aspects of housing stability and homelessness prevention. Issues include: (1) maintenance of housing currently occupied by people with disabilities; (2) effective federally-funded, locally-administered homeless assistance programs when housing loss occurs; (3) emergency planning and response to ensure appropriate post-disaster housing for people with disabilities; and (4) lack of affordable, disability-accessible housing stock. Over the years this work has included systemic advocacy, policy, training, and technical assistance. Past and ongoing work has given DREDF excellent insight into the nature and scope of these issues. However, due to resource limitations (even given our Bank Grant), DREDF has been unable to proactively respond to several core interrelationships between these issues.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

DREDF will use this new EAF-HP funding to further home in on disability-related interconnections that have not yet received the attention they deserve. A centerpiece of this work will be training and supporting legal services and fair housing advocates on the front-lines of eviction defense and habitability work. Additionally, the project will focus on the ways in which entitlements to "long term services and supports" (LTSS) can be used to help Californians live independently in the community.

California's widespread affordable housing crisis is having a significant and unique impact on low-income people with disabilities across the state. These Californians (and their advocates) may experience housing loss while unaware of the disability rights entitlements that could have kept them in place. Their resources—which are often fixed incomes—are frequently insufficient for rehousing when they become unsheltered due to eviction, disaster or gentrification, or when they seek to enjoy mandated rights to community living. Their housing choices are additionally limited by the dearth of disability-accessible units. In many instances, lack of accessible housing stock is due to noncompliance with long-standing obligations for disability access features. This is particularly true for the multi-family buildings in which low-income families often reside. These are interlocking problems. Loss of housing that could have been maintained puts more pressure on the housing market. Illegally inaccessible dwellings mean more competition for fewer accessible units. Both of these challenges drive up the expense of rehousing. When this confluence of factors forces individuals or families onto the streets, the financial and social costs of addressing their needs skyrockets.

This project will seek to address these interlocking barriers with interlocking activities, including surveying, training, fostering collaboration, technical assistance, and development of "toolkit" materials, as follows:

- **Focused Surveying of Target Audiences:** Consistent with the overall California legal services system structure, DREDF will prioritize responding to and supporting the front-line legal advocates who are faced with high-volume demand from housing clients. Front-line client contact puts these advocates in a unique position to identify the most pressing individual client needs, as well as larger trends affecting the overall housing market in their communities. We will inaugurate the project by developing brief, targeted surveys designed to suss out this knowledge. We will seek to understand how rural v. urban, and other important distinctions, affect client experience and advocate needs. Even if responses are only anecdotal, DREDF will be able to combine results with our own deep ties to the statewide disability community and the independent living movement. This will provide the foundation for subsequent activities.
- **Training:** Californians with disabilities are sheltered by a range of state and federal disability rights laws. These statutes can be used to help maintain individual housing, and to expand general availability of affordable accessible housing stock. Key state laws include the California Fair Employment & Housing Act (FEHA); California Government Code Section 11135; and the California Disabled Persons Act (CDPA). Key federal laws include Section 504 of the Rehabilitation Act of 1973; the Fair Housing Amendments Act (FHAA); and the Americans with Disabilities Act (insofar as it pertains to housing provided by state and local governments). While many advocates are aware of these laws, they may not understand the full scope of these entitlements, or the ways in which they can be brought to bear in systemic advocacy. Given crushing caseloads, advocates may also simply lack the time needed to develop disability rights arguments on their own. DREDF's existing statewide training budget is limited, and predominantly relies on webinar or other eVenues, or—given the breadth of DREDF's IOLTA priorities—is focused on other substantive concerns. The EAF-HP grant means that we can offer in-person training to a mix of local advocates, focused specifically on housing-stability issues. Our plan is to conduct 6-to-8 in-person

trainings in areas that are both more expensive to reach, and consistently underserved. Preliminary options include venues within: (1) the Mountain Empire (rural southeastern San Diego county); (2) the Inland Empire (Riverside and San Bernardino counties); (3) the Central Valley; (4) the Central Coast; and (5) the far north. Initial surveying may reveal other options, and will inform final decision-making as to in-person training locations. The EAF-HP money will enable DREDF to train front-line advocates to better understand several critical, but distinct, types of entitlements:

- o First, the right to individualized reasonable accommodations, including modifications to facially neutral policies, practices and procedures. These entitlements can be plead as affirmative defenses in eviction proceedings, or pursued proactively through administrative or judicial complaints. Asserting accommodation rights can preserve housing in the face of what would otherwise be a valid eviction or denial of housing. This is precisely what happened in *Giebler v. M&B Associates*, 343 F.3d 1143 (9th Cir. 2003), a case in which a tenant with a disability successfully substituted a co-signer in lieu of an “income-three-times-the rent” requirement. Given that many tenants with disabilities rely on Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI) to pay their rent, *Giebler* also highlights the powerful ways in which disability fair housing rights might be combined with California law source-of-income protections.

- o Second, potential LTSS resources that might be available to help address housing costs. Medi-Cal-funded LTSS includes medical and non-medical services such as personal care support (e.g., toileting, bathing, dressing) and housekeeping support (e.g., cleaning, food preparation, household errands). LTSS can help maintain people in existing housing after they acquire disabilities or experience new levels of impairment due to illness, accidents or aging. It can also enable them to move out of institutions that do not appropriately meet their needs. LTSS is often a fraction of the cost of institutionalized care, which is unnecessary for those who simply need practical assistance, rather than acute nursing care.

- o Third, the legal mandates imposed on developers and providers to include critical disability access features when building or renovating housing stock. Advocates aware of these obligations are well-positioned to evaluate and help ensure local compliance, given their familiarity with community demographics, local zoning and permit-approval considerations, and the type(s) of funding available for housing construction and operation in their communities. This type of building code-related knowledge and enforcement is particularly crucial at this juncture, when reactive planning and construction is underway to replace the large amount of housing stock destroyed in recent California disasters. It is equally important to jurisdictions that have thus far been spared. Proactively evaluating survivability of housing stock is now a priority for many communities, given the clear trend towards more frequent and widespread natural disasters in the future.

- **Fostering Collaboration:** Many legal services offices already have ties to fair housing organizations in their jurisdictions, and both types of organizations may have ties to local independent living centers serving people with disabilities. However, new EAF-HP resources will enable DREDF to assist in systematically fostering new or deeper connections between such local actors. The planned 6-to-8 trainings described above will offer an opportunity for participating advocates to form closer connections to each other. The project will also convene an additional 6-to-8 “networking” meetings, which will enable local participants to get to know each other, and share information about local trends and priorities. To save on travel costs, and to make participation more attractive for advocates, these “networking” meetings will likely be convened in tandem with the in-person trainings. However, in some instances it may make sense to convene “networking” meetings at times and locations distinct from planned trainings.

- **Technical Assistance:** Project activities will enable DREDF to extend and deepen our ties to local advocates working on housing stability issues across California, particularly in rural and underserved areas. Connections formed during in-person and “networking” meetings will underscore DREDF’s interest and expertise in housing-related disability issues. This will encourage subsequent technical assistance inquiries to DREDF. Such ongoing technical assistance contacts, in turn, will enable us to draw on local insights as we work to refine project trainings, meeting agendas, and materials, including the “toolkit” materials described below.

- **Toolkit Materials:** New EAF-HP resources will enable DREDF to proactively develop materials that can be used as to all strands of the project: Individualized tenant protection, leveraging LTSS resources, and systemic housing stock advocacy. In developing these materials, we will take into account: (1) the issues and concerns flagged in our initial surveying; (2) insights gleaned from trainings, “networking meetings,” and technical assistance contacts; and (3) systematic research we will now have time to pursue as to California and federal case law and other relevant authority.

- o **Affirmative Pleading Packet for Eviction Defense Attorneys:** Evictions usually happen on a highly accelerated timeline. Caseloads are so high that front-line legal aid advocates are often forced into “reactive” modes, at times with few viable legal options to keep tenants in place. In many instances, landlords may be able to prove that tenants have violated neutral policies due to late payment of rent, or violation of lease terms (for example, as to household composition, guests, or animals). But the right to accommodation can mean that tenants with disabilities are nevertheless entitled to remain housed. Even if continued tenancy is legally foreclosed, accommodation to disability can include giving tenants more time to find suitable alternative housing. This latter right can mean the difference between going from home to home, versus home to the streets. The project will aim to give time-pressured advocates exemplary pleadings that can be used in eviction defense proceedings. Such “packet” materials can also be used in tenant-initiated disability civil rights administrative or judicial complaints. Once these tools are deployed by advocates, particularly in smaller jurisdictions, they

may have a wider deterrent effect. Effective advocacy can also help incentivize landlords to proactively explore accommodations for disability, and to refrain from inappropriate evictions.

o LTSS Information: Front-line legal services offices inherently understand that availability of resources has a direct impact on housing stability. However, due to crushing caseloads and the difficulties in absorbing expertise in multiple issue areas, many legal services offices have distinct “benefits” and “housing” practices. While offices also have internal protocols for coordination across practice areas, such efforts are constrained by time and resource limitations. The project will aim to help offices bridge practice areas that (especially when combined) can be significant drivers of housing stability.

Specifically, the project will create materials explaining how LTSS entitlements can generate resources to help maintain housing, or to facilitate moves from inappropriate institutionalization to community-based independent living.

o Step-by-Step Guidance to Help Advocates Assess Local Housing Stock Compliance with Disability Access Requirements:

There are long-standing federal and California standards that set out clear and specific obligations for disability access features in housing. See, e.g. federal standards available at

[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/disabilities/accessibilityR](https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/accessibilityR); and California standards available at <http://www.hcd.ca.gov/building-standards/state-housing-law/index.shtml>. Nevertheless, compliance with such standards cannot be assumed. This is underscored by the robust remedial provisions included in disability fair housing laws. Clearly, legislatures deem both architectural access and private enforcement integral to the success of these laws.

However, many advocates lack clear information about building code requirements, which are generally cross-referenced by statutes, not encompassed within them. Advocates may also find it intimidating to contemplate adding this new type of expertise to their existing workloads. It is beyond the scope of this project to undertake systematic review of overall compliance with disability access standards throughout California. But the project will create and disseminate some basic tools that advocates can use in assessing local housing stock compliance with disability laws. While this is a modest first step, review of even one building permit, or assessment of even one property, helps underscore the importance of these standards to the entire community. This is particularly true in the less densely populated areas the project will seek to reach. Such areas involve smaller numbers of housing developers, and are served by smaller local building departments. In such communities, one building represents a much greater percentage of overall housing stock. Inspiring or enforcing compliance at one building can similarly amplify the deterrent impact on other housing providers, making it both effective and efficient to concentrate on rural areas.



## 2019 EAF Homelessness Prevention Fund

**Organization:** East Bay Community Law Center

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; East Bay Community Law Center (EBCLC) is one of the largest single providers of free legal services for low-income people in Alameda County and the largest clinical legal education offering at UC Berkeley Law School. EBCLC provides free legal services in five program areas: Housing, Health & Welfare, Immigration, Education Defense & Justice for Youth, and Economic Security and Opportunity. EBCLC's Housing Program provides eviction defense and other tenant defense assistance in landlord-tenant rental disputes. Housing Program direct services include pre-eviction and eviction legal services, counseling, advice and consultation, renter education, and legal services to improve habitability. The Health & Welfare Program provides, among other services, free legal assistance to low-income Alameda County residents in the area of public benefits to ensure receipt of all eligible income and benefits and improve clients' housing stability. EBCLC's direct services across all five program areas are designed and delivered in a holistic manner.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

East Bay Community Law Center (EBCLC) is one of the largest single providers of free legal services for low-income people in Alameda County and the largest clinical legal education offering at UC Berkeley Law School. EBCLC provides free legal services in five program areas: Housing, Health & Welfare, Immigration, Education Defense & Justice for Youth, and Economic Security and Opportunity. EBCLC's Housing Program provides eviction defense and other tenant defense assistance in landlord-tenant rental disputes. The Health & Welfare Program provides, among other services, free legal services to low-income Alameda County residents in the area of public benefits to improve housing stability.

The Health & Welfare Program operates the Public Benefits Clinic to provide assistance with legal issues in public benefits such as CalFresh, CalWORKs, General Assistance, Supplemental Security Income, Social Security Disability Insurance, and Cash Assistance Program for Immigrants. While we know many community members are not receiving the income and benefits they are eligible to receive, currently, we only have the capacity to provide a small number of low-income community members public benefits legal assistance. EAF Homelessness Prevention funds will allow the Health & Welfare Program to greatly expand legal assistance and services regarding public benefit terminations, denials, and over/underpayments. The expansion of our public benefits legal services will ensure a greater number of community members who are eligible for income and/or benefits will receive the legal assistance they need to navigate the system to receive full benefits and greatly enhance their housing stability. More specifically, EAF Homelessness Prevention funds will allow the Health & Welfare Program to expand legal assistance in the following ways:

- Conduct outreach in the lobby of Alameda County's Department of Social Services ("welfare office"), and Know-Your-Rights presentations with EBCLC's partners.
- Provide on-site legal services at UCSF Benioff Children's Hospital's (CHO) Encore Medical Clinic, a clinic geared toward getting and keeping families housed. We have a 13-year partnership with CHO's Primary Care Clinic, through which we receive dozens of referrals for public benefits assistance annually.
- Prioritize full representation in disability cases where it would be difficult to find a private attorney. Over the past two years, we have seen a drastic uptick in the number of disability cases that are being terminated due to alleged medical improvement. We assist clients in appealing these terminations quickly, so they can continue to get the benefit during the (sometimes years-long) appeal. Due to the fee structure of private disability attorneys that involves recovering a percentage of back pay, they do not tend to take cases where there will be no back pay. Therefore, we hope to prioritize representation in these cases to promote financial and housing stability.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Elder Law & Advocacy

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Elder Law & Advocacy currently assists hundreds of clients facing eviction or threats of eviction. We counsel seniors on whether or not landlords are complying with California law and Municipal Codes when it comes to issues such as required notices, timelines, and accepted causes. We work closely with clients facing eviction, or threats of eviction so that they are made aware of their rights, communicate strategically, and achieve best possible outcomes. Often our intervention is sufficient to have Notices rescinded or significant extensions granted.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Due to ever-rising rents in our region, many of our clients reach a point where they can no longer afford their rent. Other times, landlords decide to take units off the market, to renovate and sell rental units as condominiums, or to renovate and significantly raise rents. In all these situations, our elderly clients face eviction with few or no defenses. While eviction for everyone is unpleasant and involves long-term negative consequences, being removed from a residence at an advanced age is significantly more dangerous. Frail and vulnerable seniors may be unable to fully comprehend the situation, and may end up facing grave risks should they end up homeless.

Elder Law & Advocacy currently analyzes clients' legal situations and advises clients as to their options, but much more can be done to diminish seniors losing their housing. EL&A proposes to expand services to elder tenants by providing extended negotiated settlement assistance for these clients.

We envision a program that will take on extensive client advocacy with the goal of ensuring that no seniors end up without a home.

The potential negative ramifications of an eviction on an individuals' record are significant. Clients who either default or lose at their eviction hearing will have a judgement entered against them. A recorded judgement becomes public record. Landlords and property management companies rely on background check results as a significant factor when deciding whether to accept someone as a tenant. Many landlords will refuse to rent to individuals who have an Unlawful Detainer (UD) recorded against them. Vulnerable seniors become ever more vulnerable once a UD is on their record, as they are refused access to most rental properties and may end up homeless.

EL&A intends to provide in-depth negotiated settlement assistance to clients in order to ensure a 'soft landing' for clients. Our goals will include avoiding Unlawful Detainer judgments and subsequent negative entries in background check databases, the provision of adequate time in order for clients to locate and secure appropriate housing, and settlements that achieve best possible financial outcomes. Often, we anticipate being able to allow clients to remain in their units, should that be desirable and financially feasible. The project will assist clients in reaching a pre-trial settlement.

Currently Elder Law & Advocacy's assistance is limited to the provision of counsel and advice to both landlords and tenants. The Elder Tenant Assistance Project (ETAP) will be limited to tenants only, allowing more resources to be focused on the most vulnerable of senior renters.

The clients who "fall through the cracks" are elderly, very low income tenants who do not have the resources to retain private counsel and whose cases are beyond the capacity of the courthouse-based legal clinics. The proposed project will provide expanded services to this particularly underserved group. ETAP will seek to work out an informal arrangement or a formal settlement with the landlord in order to avoid the eviction process.

What ETAP will do for project participants:

- Pre-eviction legal services - extended intervention on behalf of tenants at risk of eviction (serve 50-75 clients).
- Renter education - community education presentations to elder tenants, focusing on tenant rights and informing seniors of the importance of avoiding eviction (10 presentations; handouts to 30 community sites in San Diego and Imperial Counties; educating 10 community-based elder service providers about project services)
- Prepare tenants who are able to access mediation services for their mediation session(s) by assisting with organizing their evidence and preparing them to present their positions to the mediator.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Family Violence Appellate Project

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; With current Bank Grant funding, FVAP's Housing and Employment Justice Project builds the capacity of nonprofits serving DV survivors and their children to stabilize low-income and underserved communities by adapting or creating materials and training's on rights of DV survivors in housing and employment to enable advocates to effectively support survivors of domestic abuse facing unsafe housing situations or seeking to maintain safe employment (as a predicate to obtaining or maintaining safe, stable housing). The 3-year project is focused on 10 counties each year, for a total of 30 counties. To reach those advocates we utilize our connection with the California Partnership to End Domestic Violence (the Partnership) and their membership. The Partnership is a statewide network of domestic violence advocates and agencies, using a paid-membership model.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

With current Bank Grant funding, FVAP's Housing and Employment Justice Project builds the capacity of nonprofits serving DV survivors and their children to stabilize low-income and underserved communities by adapting or creating materials and training's on rights of DV survivors in housing and employment to enable advocates to effectively support survivors of domestic abuse facing unsafe housing situations or seeking to maintain safe employment (as a predicate to obtaining or maintaining safe, stable housing). The 3-year project is focused on 10 counties each year, for a total of 30 counties. To reach those advocates we utilize our connection with the California Partnership to End Domestic Violence (the Partnership) and their membership. The Partnership is a statewide network of domestic violence advocates and agencies, using a paid-membership model.

With additional EAF funding, we will expand this program to all California counties, to the extent they were not previously reached by virtue of not having Partnership members. Our particular focus will be to expand this program to advocates serving Native American tribal, urban and rural survivors; and on survivors served by culturally specific and responsive organizations serving limited English proficient communities. We anticipate this will require contracting with organizations experienced in the unique needs of these communities to create additional trainings and materials, and co-present those trainings, in a way that responds to the communities unique needs so as to effectively combat homelessness for survivors living in those communities.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Family Violence Law Center

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Family Violence Law Center provides eviction defense and other forms of tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, renter education, and representation. FVLC also provides legal services to improve habitability, increase affordable housing, including legal advice and advocacy pertaining to public housing benefits, ensure receipt of eligible income or benefits to improve housing stability, and homelessness prevention.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

FVLC plans to provide eviction defense and/or other tenant defense assistance in landlord-tenant rental disputes by hiring a part-time attorney to work with our current Housing Staff Attorney to address the high levels of need. FVLC also is in conversation with our legal services providers in our community to coordinate use of this funding so that we can collectively maximize its effective use.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Greater Bakersfield Legal Assistance

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; In the area of homeless prevention, Greater Bakersfield Legal Assistance's Community Homeless Law Center Project (CHLCP) provides legal assistance to HUD eligible homeless persons to remove legal barriers to obtaining and maintaining permanent housing and income. Emphasis is on serving persons who are wrongfully denied access to housing and/or other services that would link them to or help them maintain affordable housing.

In the area of eviction defense, in partnership with the Kern County Superior Court, Greater Bakersfield Legal Assistance, Inc. operates the Landlord-Tenant Assistance Center (LTAC), located at the courthouse in metropolitan Bakersfield. LTAC staff provide a variety of services to help resolve landlord-tenant disputes. Services include education on landlord-tenant rights and responsibilities, pre-trial settlement negotiations, and direct representation to tenants when the landlord is represented by an attorney in eviction proceedings.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

In Kern County, like many communities across California, individuals and families live in homeless shelters or on the street as the direct consequence of an eviction. Providing tenants with legal representation to avoid an eviction is critical in the struggle to end homelessness.

As part of GBLA's Sargent Shriver Civil Counsel Act Pilot Project (Shriver Project) the Kern County Superior Court created and implemented a Mandatory Settlement Conference for all unlawful detainer cases in metropolitan Bakersfield where a defendant files an Answer. To achieve this outcome, the court implemented rules that automatically schedule cases for Mandatory Settlement Conference before a trial can proceed. The goal of the Mandatory Settlement Conference (MSC) is to require all parties in unlawful detainer cases to attempt to settle their eviction case under more favorable terms than if settlement negotiations occurred solely on the day of trial. For example, a tenant may be willing to return possession on a sooner date in exchange for monetary benefits – a result which would not be achievable if the parties waited until the trial date and/or have to expend significant expense preparing for trial. For another, a landlord may be more willing to agree to an arrangement that allows the tenant to retain their housing when faced with the prospect of incurring further expense in proceeding forward with the eviction. The Mandatory Settlement Conference was implemented in January 2019.

Presently, GBLA provides direct representation at the MSC and subsequent trial (if settlement is not reached) ONLY when the landlord is represented by an attorney. Thus, leaving many pro per tenants without the benefit of counsel at the MSC. The EAF Homeless Prevention Fund will provide resources to hire approximately an additional 2.5 attorneys to EXPAND direct representation to many more eligible tenants (whether or not the landlord is represented) at the MSC and trial if a settlement is not reached. At the MSC the attorney will make sure the eviction is lawful and that defenses to the eviction are effectively asserted. If the tenant lacks a defense, the attorney will make every effort to secure relief for the tenant that may help prevent homelessness.

Ultimately, increasing the availability of affordable housing is a must to end homelessness. However, providing direct representation to help individuals and families KEEP stable housing will also help reduce homelessness.

## 2019 EAF Homelessness Prevention Fund

**Organization:** IELLA Legal Aid Project

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Since our inception in 1978, Inland Empire Latino Lawyer's Association Inc., here in after "IELLA," has advocated for tenants through eviction defense. We are a pro bono project that operates with a skeleton crew of staff. Utilizing a pro bono panel of attorneys, paralegals, and law students, we provide free legal assistance and know-your-rights education to over 20,000 to low-income residents each year. All clients we serve have household incomes falling at or below 125% of federal poverty income guidelines. Currently, IELLA provides income eligible clients with the following free legal services: (1) a pro bono panel attorney provides counsel and advice regarding a tenant's rights on regarding their housing issues, regardless whether an eviction action is pending, (2) an IELLA staff member, volunteer paralegal and/or law student will prepare an Answer to eviction after service of the unlawful detainer complaint, (3) an IELLA staff attorney or pro bono attorney will meet with the tenant and prepare the tenant to represent himself pro per in the unlawful detainer action, and (4) in some limited circumstances, a pro bono attorney will agree to mediate the dispute between the tenant and landlord as an out-of-clinic extended service.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Presently, IELLA does not possess a staff attorney specialized in landlord-tenant dispute resolution, tenant rights, and/or housing law. Meanwhile, our local low-income community is in dire need for a pro bono attorney with these skills as most landlords in the local area are hiring big law firms to handle their tenant evictions. One of the biggest problems presently facing our community is the displacement of long-term, low-income residents, due to the increase of new development in the surrounding areas, causing property owners to increase the rents and file eviction proceedings on long-term residents based upon fabricated grounds.

With approval of an EAF Homeless Prevention Fund grant, IELLA would utilize the funds to hire a staff attorney who possesses special training and experience that specialize in landlord-tenant and housing law. This Project Attorney would focus on providing access to justice by helping people keep their homes, Section 8 vouchers, and rental unit by fighting illegal harassment by property owners, challenging unfair unlawful detainer evictions, and advocating to getting slumlords to perform needed repairs made to rental. Depending on the level of EAF Homeless Prevention Funding grant provided, IELLA could expand our Project Attorney to provide a range of additional services from advice and counsel to tenant representation in administrative hearings, and eviction court. A Project Attorney could also intervene to mediate landlord-tenant disputes and solve housing repair issues in an effort to avoid parties needing to go to trial. A Project Attorney with an expansive caliber of experience would also be able to take on high impact litigation cases as well that could benefit the entire low-income local community as a whole.

In addition, IELLA will establish a brand new unlawful detainer clinic in an effort to increase pro bono representation to residents and community groups as well as protecting low-income households from threats of displacement caused by habitability, harassment, rising rents and other issues. IELLA will strive to locate this new clinic in an area identified as being one of the Inland Empires' poorest neighborhoods, and wherein "tenant know-your-rights" resources are very limited, as well as wherein most residents are at risk of becoming homeless. The Project Attorney would be responsible for administering this new unlawful detainer clinic and scheduling pro bono attorneys and law students to volunteer at this new clinic. The clinic would commence with a know-your-rights presentation regarding tenant rights, and HUD regulations and protections. After the presentation, law students would income qualify clients for service. Clients who are deemed income qualified for service would meet one-on-one with a pro bono attorney panel member for free counsel and advice regarding their case.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Inland Counties Legal Services

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes;

### HOUSING COMPONENT:

In San Bernardino and Riverside Counties renters are devoting a significant portion of their income to rent. Senior and low-income tenants find it challenging to locate suitable housing. Devoting a majority of their income to rent has forced low-income families and seniors on fixed incomes deeper into poverty and places them at risk for being evicted and becoming homeless. Evictions bring a myriad of problems which result in forcing families into poorer neighborhoods with higher crime rate and abusive landlords.

To address the problem, ICLS has enacted numerous projects which provide counsel and advice, document preparation, negotiations in cases with and without litigation, as well as court representation.

**HOUSING HOTLINE:** ICLS initially established a Housing Hotline in October 2000. The necessity for immediate assistance has resulted in ICLS establishing a housing hotline providing legal advice and assistance to low-income and senior residents from either county. Legal advice includes applying the law to a particular set of circumstances, providing rights and responsibilities and empowering the client to advocate for themselves. The hotline functions as a gateway to ICLS services including unlawful detainer clinics, legal information, counsel and advice, extended services and attorney representation. The Housing Hotline is staffed by paralegals that are directly supervised by an attorney. The paralegals provide telephonic advice to qualified clients involving their housing issues, which range from mobile home issues, habitability defects, code enforcement issues, forcible detainers, evictions, creation of landlord/tenant relationships, etc. Office appointments are made for clients who have complicated legal problems that requiring in-depth legal counsel and representation. The Hotline is designed to quickly evaluate a caller's legal needs and to provide immediate information and advice to enable callers to begin to solve their legal problems.

**UNLAWFUL DETAINER CLINICS:** ICLS provides information and self-help services which enable low income litigants to access the legal system at one of several attorney-led clinics located in ICLS Riverside, Rancho Cucamonga and San Bernardino offices and focus on housing law. An attorney evaluates the clinic participant's legal issues, assists with the preparation of legal documents, and provides detailed information regarding the legal process related to the client's specific legal problems.

ICLS attorneys provide representation for low-income individuals with complex civil legal problems. ICLS advocates and support staff assist clients with their most urgent legal problems that fall within ICLS board adopted priorities such as motion preparation, discovery propounding, preparing demurrers, motion for judgment on the pleadings, summary judgment motions, and various other motions to assist in resolving clients' cases.

**TENANT & LANDLORD ASSISTANCE PROJECT (TLAP):** ICLS has operated this very successful program since October 2014 in response to a concern that the vast majority of landlords show up in court with a lawyer, while tenants often face evictions without legal counsel. Tenants with lawyers have a much better chance of reaching an agreement with their landlord so they can stay in their homes and avoid having an eviction on their record when they have an attorney representing them. An eviction on their record makes it harder to find another place to live and eviction proceedings are hard to navigate without a lawyer.

TLAP operates in partnership with the Riverside and San Bernardino County Superior Courts and is staffed with an attorney and a paralegal that go to San Bernardino Superior Courts located in Fontana, Barstow and Joshua Tree and Riverside County Superior Courts located in Moreno Valley and Corona. Advocates provide legal services at the courthouse to qualified tenants or landlords involving unlawful detainer actions. The attorney negotiates on behalf of clients to attempt to resolve the litigation and in some cases may directly represent the clients.

### PUBLIC BENEFITS COMPONENT:

ICLS currently provides legal assistance to persons in both Riverside and San Bernardino Counties to obtain and/or maintain Social Security disability based income, unemployment benefits, state disability insurance, and veteran's benefits. In addition to income maintenance assistance, ICLS also provides assistance to persons in both counties to obtain or maintain public benefits that improve housing stability by addressing additional social determinants of health such as CalFRESH (food stamps), CalWorks (cash aid), Medi-Cal, General Relief/General Assistance, and other local income maintenance programs.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

#### HOUSING COMPONENT:

Low-income families living in rural areas are often overlooked in the delivery of legal services. Unfortunately, ICLS has limitations on providing legal services. The limitations include decreased support staff and greater travel demands. The additional funding would be used to expand important projects to reach rural communities and ensure each person receives assistance.

UNLAWFUL DETAINER CLINIC EXPANSION: ICLS currently offers assistance in document preparation in the cities of Riverside, San Bernardino and Rancho Cucamonga. The additional funding would be used to expand our document preparation program to Indio, Victorville and other rural areas currently without UD Clinics. The expansion would leverage legal programs such as HotDocs, Lawyaw, Docusign and similar programs that would allow a resident of a rural area to contact ICLS paralegals telephonically and receive counsel, advice and a document preparation interview. The interview would consist of reviewing the client's documents, discussing the legal concerns with the client and developing affirmative defenses.

This use of technology would allow ICLS to reach an underserved population and community.

TENANT-LANDLORD ASSISTANCE PROJECT (TLAP) EXPANSION: The additional funding would be used to expand the TLAP to include Riverside County Superior Courts located in Hemet, Palm Springs and Banning and provide direct attorney assistance to clients with cases in these courts. Without a lawyer, eviction proceedings are hard to navigate.

An attorney and a paralegal would go to these three new courts and provide direct representation to qualified tenants or landlords involving unlawful detainer actions. The attorney negotiates on behalf of clients to attempt to resolve the litigation and in some cases may directly represent the clients. Eviction destabilizes families and this expansion will allow tenants in rural areas to get the assistance they deserve.

NEW COMPONENT - PUBLIC HOUSING AND VOUCHER (Section 8) ASSISTANCE PROGRAM: The additional funding will allow ICLS to create a Public Housing and Voucher (Section 8) Assistance Program to assist, defend and enforce an applicant's rights with a holistic approach. The process would include (1) assisting, educating and enforcing a qualified applicant's rights to affordable housing and voucher; (2) obtain and maintain an applicant's public housing and/or voucher; and (3) enforcing an applicant's rights: defending violation notices and representing a client in public housing and termination hearings.

#### PUBLIC BENEFITS COMPONENT:

ICLS intends to utilize the this funding to ensure receipt of eligible income or benefits to improve housing stability, ensure access to benefits by assisting clients in getting "document ready," and collaborate with homeless service provides in both Riverside and San Bernardino Counties to identify possible clients that require these services so as to promote housing stability.

ICLS currently has a similar model for services and client referrals restricted to residents of San Bernardino County due to special Housing and Disability Advocacy (HDAP) and Emergency Solutions Grant (ESG) funds, however, the number of clients that can be assisted under this funding is severely restricted by the grantor (note: ICLS has already accepted the maximum number of clients funded by the HDAP grant.). With 2019 increases in homeless in San Bernardino County of 23%, and 21% in Riverside County, there is a vast number of ICLS's service area population that is not being served despite the other targeted funds provided in San Bernardino County by HDAP.

ICLS will utilize the funds to provide increased assistance to San Bernardino County residents and expand similar services to Riverside County residents utilizing an already established robust network of community partners to identify, triage, and assist our community. Potential clients could be referred by partner agencies, or contact ICLS directly for services. Services would cover assistance with obtaining or maintaining (1) Social Security based disability benefits; (2) unemployment benefits; (3) State Disability Insurance; (4) Veteran's benefits; as well as (5) other sources of state or local income maintenance programs such as General Relief/General Assistance. Assistance regarding other public benefits that improve housing stability will also be provided. Additionally, services will be provided to clients who require documentation services to obtain these benefits. This will include assistance in obtaining a (1) California ID; (2) Social Security Card; and/or (3) birth certificates as many who are homeless, or at-risk of homelessness, are unable to locate these necessary documents and do not have the resources to obtain these documents on their own.

One of the project goals would be to educate ICLS's Riverside County partners that this is a "pilot" project and that based on positive results new funding streams should be developed similarly to the HDAP and Emergency Solutions Grant funding in San Bernardino County. Incorporated into the "pilot" project will be the exploration of hiring and utilizing social workers at ICLS in our service delivery system to address the greater needs of our clientele including home visits, street outreach, and general engagement to encourage and promote successful outcomes.



## 2019 EAF Homelessness Prevention Fund

**Organization:** Inner City Law Center

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Inner City Law Center currently provides eviction defense services as well as other legal services related to habitability, receipt of income and benefits, and broader homelessness prevention services.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Inner City Law Center plans to use this funding to expand the staffing and the services that we and our pro bono counsel provide in landlord-tenant disputes, including eviction, improving habitability, increasing affordable housing, and preventing homelessness. In anticipation of receiving this money, we have already posted job announcements for new positions that will enable us to expand our services in these areas.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Justice & Diversity Center of the Bar Association of San Francisco

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; The Justice & Diversity Center of the Bar Association of San Francisco (JDC) currently provides eviction prevention and tenant advocacy and education services through a number of projects, both at its Pro Bono Legal Services (PBLs) office and its Homeless Advocacy Project (HAP) office. Our Right to Civil Counsel, Eviction Prevention Project, and Tenant Outreach and Education projects all provide tenant legal advocacy and consultation for tenants once an Unlawful Detainer case has been filed by their landlords. JDC also serves tenants facing eviction as part of HAP's participation in the Tenants' Rights Coalition, in partnership with Bay Area Legal Aid and eleven other legal aid organizations in San Francisco. Last year, JDC provided tenant advocacy services in 1,629 separate cases across its array of legal services projects.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The Justice & Diversity Center of the Bar Association of San Francisco (JDC) proposes to use EAF Homeless Prevention Fund support to bolster its current eviction prevention efforts with affirmative pre-eviction tenant advocacy services.

All current grant funding that supports JDC's eviction prevention legal services projects is limited to situations where an Unlawful Detainer case has already been filed with the Superior Court of San Francisco, officially initiating eviction proceedings. Nonetheless, JDC provides pre-eviction legal advocacy services for tenants in dispute with their landlords as an in-kind service without contractual compensation for the agency. We provide these services because we understand that often by the time a landlord has begun the legal process of evicting a tenant, we have already lost numerous opportunities for reconciliation, de-escalation, and remedies that could have prevented the legal filing in the first place. When we can resolve conflicts, negotiate agreements, and otherwise keep tenants in their homes without engaging in formal court processes, our services often require less staff time and fewer monetary resources from our clients to maintain their housing. EAF Homeless Prevention Funding will provide JDC with its first and only source of affirmative pre-eviction tenant advocacy support.

With the award of this funding, JDC will hire a part-time Staff Attorney to focus on pre-eviction tenant legal counsel, advocacy, and dispute resolution, aiming to prevent the filing of Unlawful Detainer cases. JDC has already identified a pro bono landlord-tenant attorney who volunteers with our other eviction prevention projects and is interested in joining JDC as a part-time Staff Attorney, greatly reducing the time required for JDC to recruit, vet, and hire a new part-time Staff Attorney. As such, JDC anticipates being able to commence proposed services very quickly upon the award of the EAF Homeless Prevention Fund grant.

These services will include legal advocacy around a number of pre-eviction issues, including payment disputes and tenant behavioral issues that are jeopardizing leases and housing, conflicts over the necessity of unit repairs and building conditions, unit habitability disagreements, sub-tenancy issues, and general lease compliance matters. The project will also assist survivors of domestic violence, who are frequently threatened with eviction by landlords objecting to violence on the premises. Survivors of domestic violence have legal rights protecting their tenancies, but very few know of this right, much less how to access it; meanwhile, pre-eviction counseling and advocacy of this type falls outside of traditional eviction defense funding.

Services provided by this project to address the above issues will primarily consist of consultations with clients to ensure that they understand their legal rights and obligations as tenants in San Francisco. When necessary, the project's Staff Attorney will draft and send letters to landlords and/or the Rent Board to facilitate conflict resolution and make a record of legal rights and obligations. The project Staff Attorney will be able to act as an intermediary between the landlord and the tenant, advising each side of their rights and duties, with the aim of resolving the issues that are precipitating the prospective eviction.

The new Staff Attorney will have a deep understanding of tenant issues and other projects and organizations available to meet specific needs – and will make appropriate referrals when needed. For instance, as a sister organization to the Bar Association of San Francisco (BASF) and its Conflict Intervention Services project, JDC will have ready referral access to mediation services when appropriate. Similarly, because JDC also operates the Homeless Advocacy Project with a full complement of social services intended to improve client mental health, reduce substance abuse, and address other

behaviors imperiling client housing, the project and its clients will have access to these in-house social services via seamless referral.

The target population for this project will include all low-income tenants in San Francisco, defined as persons living with incomes that fall below 200% of the federal poverty rate. Outreach will be conducted via the several legal assistance and referral projects that JDC and BASF already operate. These projects include the Homeless Advocacy Project, Legal Advice and Referral Clinics, participation in Project Homeless Connect, and the Legal Referral and Information Service. These projects already receive many calls from tenants in dispute with their landlords.

Additionally, JDC's wide-ranging legal service projects enable us to work closely with many community agencies that serve immigrants, survivors of domestic violence, individuals with disabilities or chronic health conditions, and senior citizens. As they do in other areas of law, these agencies will be able to directly refer vulnerable tenants to JDC. Whereas in the past, these projects were required to turn away tenants who did not yet have eviction paperwork in-hand – or offer services without the prospect of contractual compensation – this new project will enable JDC to offer dedicated tenant advocacy and homelessness prevention services before the eviction process officially begins.

This new project will provide consultation and legal advocacy services to at least 300 low-income tenants vulnerable to eviction annually. Of these low-income tenants, the underlying issue will be resolved in at least 75% of disputes, resulting in the client not receiving an Unlawful Detainer filing and thus remaining in their current housing. This outcome will result in greater housing stability for low-income tenants in San Francisco, a community where all low-income tenants are vulnerable to potential eviction.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Justice in Aging

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Justice in Aging provides training and resources to a network of 3,000 California direct service lawyers, social workers, case coordinators, and advocates a year so that they understand the benefit programs of the seniors they serve and how to advocate for services. Specifically, we focus on ensuring the network is equipped to advocate for seniors to receive the income and benefits for which they are entitled including Medi-Cal, Supplemental Security Income (SSI), the State Supplemental Payment (SSP), CalFresh, and In-Home Supportive Services to increase their economic security and prevent homelessness.

We use the information we receive from advocates and local providers to address systemic barriers that prevent older adults from connecting to the benefits they need. Our advocacy tools include administrative advocacy, legislative advocacy, and systemic, impact litigation. For example, this year we used legislative advocacy to increase the Medi-Cal income limit to 138 percent of the federal poverty level. As a result, approximately 27,000 seniors and person with disabilities will be newly eligible for free Medi-Cal which will provide them the services they need to remain living in their homes and communities.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

This funding will support adding a new litigating attorney on our California staff. This individual will litigate cases that protect and expand access to benefits including Medi-Cal, IHSS, Social Security, Supplemental Security Income, SSP, CalFresh, and other benefits. This individual will have at a minimum 10 years of experience and join our litigation team which includes attorneys in our offices in Oakland and Los Angeles.

We have a track record of success using litigation to secure benefits for low-income older adults. For example, in *Hart v. Berryhill*, we filed a class action lawsuit against the Social Security Administration (SSA) on behalf of individuals who were deprived of disability benefits because of SSA's continued reliance on medical reports from a doctor who has been disqualified due to incompetence and unprofessional behavior. In 2017, Social Security entered into a settlement to reevaluate the eligibility for benefits of the 4198 class members who had been denied. Retroactive payments could be as much as \$100,000 for individual class members depending on when they applied and were examined and the total amount of benefits at stake according to our estimates could range between \$20 and \$40 million.

We are currently investigating several litigation opportunities to increase our impact over the funding period.

## 2019 EAF Homelessness Prevention Fund

**Organization:** La Raza Centro Legal

**Eligibility Category:** LSP

**Requested Amount:** A different amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; La Raza Centro Legal has traditionally, for over the past 10 years, maintained a housing/eviction defense department, staffed by one full time housing attorney and one part time legal assistant. We have utilized this funding, received from San Francisco's Mayor's Office of Housing (SFMOHCD) to serve our local community members including immigrant, predominately Spanish speaking clientele, to provide them with housing legal services including: eviction defense and clinical pro se application assistance to tenants; counseling, full legal screenings to tenants including to small business tenants in the Mission District of San Francisco where we are located; know your rights trainings to tenants; mediation and settlement assistance in the event of Ellis Act evictions; legal representation in court to prevent unjust evictions; and other support to all tenants of the Mission District and San Francisco in their important efforts to avoid being victimized by unscrupulous landlords. In sum, all of our housing attorney's work aimed at achieving the goal of advocating for tenants' rights to remain housed, in an increasingly untenable and hostile housing market. Unfortunately, our funder, SFMOHCD, cut our funding entirely effective 6/30/2019, so we had to effectuate an economic layoff of our single housing attorney doing this vital work. For this reason, we are submitting the instant application, and we appreciate your consideration in this effort.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Over the years, we have learned several important lessons from performing this work. Specifically, it is extremely difficult for a solitary housing attorney to perform eviction defense court work in California Superior Court and balance a large caseload on his or her own. While it is possible to do the work, it is extremely challenging if not almost impossible to do the work consistently with the high level of quality and excellence that we commit to providing our clients. Thus, this proposal suggests a change to our traditional delivery of services within our housing department model. Rather than focusing on eviction defense court work daily in Superior Court, we propose a shift in priorities for our housing attorney. Specifically, this proposal suggests the housing attorney dedicate the vast majority of their time on:

- 1) Housing Clinics, in which clients receive bilingual Spanish-English, culturally appropriate assistance with filling out the forms necessary to try to prevent their evictions;
- 2) Know Your Rights Presentations, given in conjunction with local community partners, so local tenants are aware of their rights and can self-advocate;
- 3) Full scope legal representation on a manageable caseload of Ellis Act eviction cases, where our attorney partners with the client to negotiate, over the long term if necessary, a settlement in their case that is fair and just;
- 4) Habitability Advocacy efforts among residents in SROs and families living in apartments with multiple tenants, to ensure that these tenants, many of whom have minor children, can live in safety and peace, and are not living in substandard conditions that are not consistent with city regulations pertaining to cleanliness, space regulations, and in violation of other housing laws.

The above priorities will be accomplished in conjunction with local San Francisco and other Bay Area organizations who perform this work daily, to ensure that our La Raza Centro Legal attorney is constantly being responsive to the key priorities in the community according to the most important needs at the moment, given local trends and developments in local ordinances, landlord behavior, and market forces.

Please note that we are requesting a total of \$100,000.00, to replace funds lost from SFMOHCD. However, if the State Bar declines to award us this amount, we will accept the minimum distribution of 50000.00 and will utilize the funds to hire a part time attorney. In the event we cannot find an attorney to perform the work at this salary we will hire a part time legal advocate to perform work on elements 2 and 4 noted above in item #2.

## 2019 EAF Homelessness Prevention Fund

**Organization:** LACBA Counsel for Justice

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; The Immigration Project prepares immigration forms for clients to establish or proof lawful immigration status. Clients often need proof of status to maintain their SSI, CAPI, food stamps, or housing benefits. The lack of proof will disrupt a client's receipt of benefits. The Immigration Project also aids with interacting with USCIS officers in order to investigate the client's status. Finally, the Immigration Project also aids in preparing forms to establishing immigration status for eligible applicant in order to qualify for benefits or housing.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

### Program Objectives

The Immigration Legal Assistance Project (Immigration Project) provides legal assistance and counseling to low income immigrants in the Los Angeles area. At least seventy-five percent of our clientele lives below the Federal Poverty Guidelines issued by the Department of Health and Human Services. Many of the clients we serve are poor, have medical disabilities and/or are living on fixed income.

The Immigration Project's office is located in the Federal Building in downtown Los Angeles. The District 23 offices of the U.S. Citizenship and Immigration Services are located in the same building. The Immigration Project helps over 11,000 persons a year. The Immigration Project's objectives are to:

- (1) Provide counsel and advice to low-income, homeless, elderly and mentally ill individuals in the area of immigration
- (2) Prepare paperwork for individuals including fee waivers for low income clients
- (3) Interact with USCIS officials on behalf of clients
- (4) Refer to other non-profit community based organizations in Los Angeles

Los Angeles has one of the highest homeless populations in the country. The Immigration Project has seen an increase in the homeless and near homeless population come through the office. Clients are seeking to establish or prove lawful immigration status in order to keep their benefits and/or housing. They may be seeking to renew their work permits to keep their job to prevent homelessness. Some of the clients who come to our office are United States citizens or Lawful Permanent Residents who cannot access public benefits or housing because they are unable to prove their status because they have lost their documentation.

The U.S. Department of Housing and Urban Development has proposed to cut public housing from mixed immigration households. This would displace many U.S. citizens from their homes if anyone in the household is undocumented or unable to prove status. The need to prove lawful immigration status is becoming more important to maintain housing stability.

The Immigration Project has also seen an increase in clients being asked to prove status to the Social Security Administration even when they have been receiving benefits for years. At the beginning of obtaining the benefit, the client would already established lawful immigration status and therefore it should be noted in the system. However, clients are still being asked for new proof. Some have lost their green cards or their naturalization certificates and can no longer prove their status. The loss of Social Security benefits will cause an inability for a person to pay rent.

The Immigration Project can intervene in these type of cases. Attorneys are able to interact with USCIS officers on the client's behalf to inquire about the immigration status of the client. Once we collect the necessary information we can assist in preparing the necessary forms on behalf of a client and obtain temporary proof of status. The application fees for replacement of documents range in the hundreds. Individuals on aid or working poor have difficulty coming up with the fees charged by USCIS and paying for an attorney. The grant would help the Immigration Project provide services to the clients who cannot afford to pay.

### Methods

The Immigration Project is part of the Los Angeles County Bar Association's Counsel for Justice. As such, it is one of three other projects that work with vulnerable populations, including veterans, domestic violence survivors and people living with HIV and AIDS. The Immigration Project will work with the other Projects to identify individuals with housing problems related to their immigration status. The Immigration Project will also collaborate and do outreach with social workers, community agencies, mental health providers and homeless assistance organization in order to identify clients.

Persons visiting the Immigration Project will be given an intake form to complete. The intake form will ask for information on yearly income, household members, receipt of means tested benefits, address and services rendered. The intake will identify the problem the client is facing in relation to housing. This will help staff identify the clients who are being helped by the grant.

#### Outcomes

The Immigration Project will maintain copies of the applications completed on a client's behalf. The Immigration Project will request clients to voluntarily report on outcomes. The Immigration Project cannot demand the client report on outcomes because of the lack of stability some clients may be facing with homelessness.

The Immigration Project will also provide clients who have been helped with form completion a road map with case processing times in order to educate the client and ensure timely receipt of benefits requested. At times, a person may wait months longer than necessary to inquire with USCIS about the delay because they do not know what is reasonable. This lack of action will delay the approval of an application.

#### Target Population

The Immigration Project's target population will be the near homeless population of Los Angeles County. A priority will be given to individuals already receiving non-immigration related services from a homeless prevention or other community based organization. By focusing on this population we can be assured the clients are receiving various services to sustain housing and benefits.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Lawyers' Committee for Civil Rights

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes;

GLIDE:

The GLIDE Unconditional Legal Clinic in the Tenderloin provides legal support to any income-eligible person who comes to twice-weekly drop-in hours at Glide Memorial, which also hosts a wide array of social and health services. The substantive area with the highest demand for service is housing, including challenging rent increases, uninhabitable living conditions, landlord harassment, finding financial assistance to pay back rent, responding to pre-eviction notices (to vacate, to pay or quit, to cure etc.) and ensuring housing is ADA compliant. Right now, our clinic provides primarily brief advice and referrals, with a bit of limited scope service resolving landlord/tenant disputes. However, for pre-eviction cases, many of the people we refer to other organizations for pre-eviction services are referred back to us, signaling a need to expand our services.

LSE:

Our Legal Services for Entrepreneurs (LSE) program currently provides counseling and advice and consultation to small business tenants who are low-income, minority-owned, and located in communities vulnerable to forces of displacement. These brief eviction-prevention services are usually in the context of a dispute between the landlord and the small business tenant, and the services include commercial lease review and advising and drafting formal letters to landlords on tenants' behalf. LSE currently does not provide low-income small business tenants with any assistance if their landlords have begun eviction proceedings in court against them. LSE would like to provide legal representation to small business tenants in eviction litigation or related proceedings, whether the representation be in settlement negotiations, in court, or in mediation or arbitration proceedings to resolve the underlying dispute.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

LCCR plans to use EAF homelessness prevention funds for two purposes:

(1) To expand and improve our eviction prevention services for low-income tenants in San Francisco, through our GLIDE Unconditional Legal Services Clinic in the Tenderloin. The clinic routinely assists clients with pre-eviction counseling and advice, and refers clients to partner organizations for eviction defense. However, we frequently hear that clients are unable to receive pre-eviction legal services at referral organizations. This year, we provided limited-scope assistance to fewer than five people who were at risk of eviction, to test the amount of resources required and the outcomes. When we provided limited scope assistance rather than just advice and (oft-unsuccessful) referral, we usually were able to resolve the landlord dispute pre-eviction. Therefore, we plan to use EAF funds to provide expanded limited-scope services pre-litigation, including advocacy letters, negotiation or mediation with landlords, and administrative enforcement.

(2) To expand our Legal Services for Entrepreneurs (LSE) program, which provides direct representation, counseling and advice and consultation on a range of legal matters that support and enhance the resiliency of low-income and minority small business owners in communities vulnerable to forces of displacement. Current services include assistance with commercial lease review and negotiations, but do not include eviction defense for small businesses due to the challenge of finding private and pro bono attorneys willing to take these cases. Low income business owners are not getting representation in their commercial eviction matters because there are few protections for tenants, and attorneys do not see the law as favorable. LCCR will use EAF funds to create and operate a pilot program to understand what tools or approaches might motivate an attorney to take these cases, and to compare whether we can get a good result for our clients through an alternative dispute process or mediation versus litigation. The pilot will screen potential low income commercial eviction defense clients and aim to place cases with contract attorneys. EAF funds would support the program's desired expansion into commercial tenant eviction defense in order to prevent a potentially catastrophic displacement or loss of a business that is a primary income source and source of stability for low-income clients and their families. An expansion of the LSE program will provide an effective form of homelessness prevention by protecting low-income individuals' enterprises.



## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Access Alameda

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Currently Legal Access Alameda provides pre-eviction, habitability and eviction advice and consultation and limited scope services through two programs: Community Legal Advice Saturday Program ("CLASP") and Lawyers in the Library. CLASP is a monthly general drop in clinic held at the Alameda County Law Library on the first Saturday of the month. Typically there are 3-5 housing attorneys available to clients with tenant rights and eviction defense issues providing 15-20 minute advice and consultation. While the clinic is open to the public, we track income level and demographics for each client. All clients sign a limited scope agreement for the assistance received the day of the clinic. Legal Access also just resumed administration of the Lawyers in the Library program for Alameda County, through which volunteer attorneys provide free legal consultations and referrals at public libraries on a rotating basis throughout the month, currently about fourteen times a month in total. Attorney volunteers in the program provide detailed legal advice regarding pre-eviction, habitability and eviction defense, or appropriate referral to the clients who come seeking assistance in these areas. Like CLASP, Lawyers in the Library is open to the public but income eligibility and demographic information are collected for each client and all Lawyers in the Library clients sign a limited scope agreement.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Legal Access Alameda plans to use this funding to expand advice and counsel and limited scope services to tenants through our CLASP and Lawyers in the Library programs. We would hire part-time staff to coordinate and provide "Know Your Rights" workshops for tenants at our various library partner sites throughout Alameda county. We have had requests from library partners in Hayward, Livermore and Pleasanton to add such programming and services in addition to the general Lawyers in the Library program, but have not had funding to do so. We would provide these workshops at all our current library partner sites and work to expand them to other libraries in underserved areas Alameda county, such as the Tri-City area in the south part of the county. We would also work towards possible expansion of services to Contra Costa county either through technical assistance to partners there. Our current Volunteer and Clinics Coordinator is a native Spanish speaker and would translate any written materials created for the workshops. We would also plan to try and provide at least one or two workshops in Spanish provided by Spanish speaking staff or volunteers. The new hire part-time staffer would also manage tenant assistance at the CLASP clinic and expand services to include form preparation and document drafting for clients pursuant to their advice and counseling session where appropriate. We provide both Spanish and Chinese interpreters at every CLASP clinic.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid at Work

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Legal Aid at Work's is dedicated to helping individuals and families throughout California obtain and maintain what is almost always their central source of income—their jobs—and other essential sources of income and benefits (such as SDI, unemployment insurance, paid family leave, and other forms of income maintenance). For example, our Wage Protection Program empowers workers in low-wage industries to attain economic security for themselves and their families by enforcing legal protections against wage theft and labor trafficking and by helping eligible workers obtain unemployment insurance. These and other sources of income and benefits that we assist clients with are critical to ensuring that these individuals and their families do not fall into housing instability and homelessness, as discussed below in response to Question 2.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Per the budget bill language, Legal Aid at Work will use the funds to “ensure[] receipt of eligible income or benefits to improve housing stability” for a group particularly likely fall into housing insecurity and homelessness: formerly incarcerated persons.

### THE TARGET POPULATION

Incarceration and homelessness are intimately linked. There are approximately 8 million—or 1 in 5—Californians who have an arrest or conviction record. Californians for Safety and Justice, “Repairing the Road to Redemption in California” (2018), available at <https://safeandjust.org/interactivereport/repairing-the-road-to-redemption-in-california/>. This large group of people face joblessness because of explicit discrimination perpetuated against those with criminal histories, which in turn creates a perfect storm for housing insecurity. “[F]ormerly incarcerated persons face structural barriers to securing employment, particularly within the period immediately following release.” Prison Policy Institute, “Out of Prison & Out of Work: Unemployment among formerly incarcerated people” (July 2018), available at <https://www.prisonpolicy.org/reports/outofwork.html>. Employers often assume that these individuals are substandard employees—regardless of their actual qualifications, skills, or experience. Or employers fear that the presence of formerly incarcerated people in their workplaces might pose a threat to the company, their customers, and their employees—again, without regard to the facts and circumstances surrounding the applicant or employee in question. Their challenges in securing employment and stable housing are compounded because many come from socio-economically disadvantaged, low-income communities of color that already face significant barriers to employment even without the additional burden of a criminal record. As a result of these and other factors, “[t]he unemployment rate for formerly incarcerated people is nearly five times higher than the unemployment rate for the general United States population.” Indeed, the unemployment rate for formerly incarcerated persons—27%—is higher than the total U.S. unemployment rate during the Great Depression. *Id.* Studies also suggest that the burdens of conviction and its collateral consequences are gendered and racialized, with black and Latinx women experiencing disproportionate rates of unemployment as a result of the “prison penalty.” *Id.*

Because of these dismal employment statistics, formerly incarcerated persons are often unable to pay rent and therefore experience housing insecurity and homelessness at dramatically high rates. Shockingly, formerly incarcerated people are almost 10 times more likely to be homeless than those in the general public. *Id.* Relatedly, national research suggests that up to 15% of incarcerated people experience homelessness in the year before admission to prison. Prison Policy Institute, “Nowhere to Go: Homelessness among formerly incarcerated people” (Aug. 2018), available at <https://www.prisonpolicy.org/reports/housing.html>.

The studies clearly establish that homeless, incarceration, and unemployment are inextricably intertwined. And one of the most important ways to break this devastating cycle is to ensure that formerly incarcerated persons have a paying job.

### THE PROPOSED PROGRAM

Legal Aid at Work (LAAW) proposes to use its share of the EAF Homelessness Prevention Fund to help formerly incarcerated individuals obtain and retain employment by combatting discrimination against persons with arrest records or other criminal histories. In so doing, we aim to protect these individuals' livelihoods so that their earnings enable them to pay rent and achieve housing stability.

LAAW proposes to engage in outreach and education as well as initiate enforcement actions under existing laws, and—where possible—conduct impact litigation on issues arising out of newly enacted, but relatively untested, statutes, ordinances, and related protections afforded to those with criminal or arrest records. LAAW also proposes to provide other related legal services as needed to this particularly vulnerable group.

An example of a key component of this work centers around the Fair Chance Act, which was recently enacted in California and became effective on January 1, 2018. This law states that employers cannot ask about an applicant's conviction history or run a background check until after a job offer has been made. It also creates procedural protections regarding when an employer may revoke a job offer after learning of an applicant's criminal history in this process. Similarly, San Francisco and Los Angeles have enacted local Fair Chance ordinances that in many ways go further than the state law in protecting formerly incarcerated persons and persons with criminal convictions from unfair discrimination by potential employers. Many employers and formerly incarcerated individuals simply do not know that these laws exist, and few have attempted to enforce them or clarify case law concerning their key provisions. With this source of dedicated funds, this program would do the essential work of increasing awareness of these laws, enforcing them, and seeking rulings to effectuate their intent with the aim of increasing employment and thereby decreasing homelessness among formerly incarcerated persons.

#### HOW THIS MONEY WOULD EXPAND SERVICES—NOT SUPPLANT EXISTING ONES

LAAW has never received grant or other restricted funding to support this work and currently has no dedicated source of funds to initiate it. Although we recently applied for a law firm-sponsored fellow earlier this year to help launch this work, we ultimately were unsuccessful in that grant application. Importantly, if found eligible for these funds, LAAW will employ some of the monies to create a critical new project position to help take the activities statewide—a position we otherwise would not create due to financial constraints.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid Foundation of Los Angeles

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; LAFLA has provided free legal services to poor and low-income people who are homeless or at risk of homelessness for 90 years. Recognizing the growing housing needs our clients face, LAFLA dedicates a large amount of its resources to address landlord-tenant issues. Over twenty attorneys spend all or most of their practice working on housing issues from eviction defense to affirmative housing litigation and policy work. In addition, approximately six paralegals work on pre-eviction issues. In 2018, LAFLA provided full representation for 640 tenants in unlawful detainer actions, and overall provided counsel and advice, prepared pleadings, and presented Know Your Rights informational workshops to 10,000 tenants facing evictions.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

LAFLA will utilize EAF Homeless Prevention funds to create the Eviction Defense Inglewood (EDI) project. LAFLA presently serves the Inglewood community via a Self Help Legal Access Center (SHLAC) located in the Inglewood courthouse, a video conference in the Inglewood City Public Library, "pop up" clinics in a variety of community spaces, and from our office located five miles away in South Los Angeles.

In 2018, there were 2,728 Unlawful Detainer filings at the Inglewood Courthouse. That same year 48% of all litigants in the Inglewood SHLAC were tenants seeking assistance defending their unlawful detainers. With over 20% of residents living below the poverty line, and two thirds of resident renters, Inglewood has been hit hard by steadily rising rents since 2012 due to a number of displacement factors including new sports stadiums. In 2019, Inglewood City Council enacted an emergency moratorium on rent increases greater than 5% as skyrocketing rents of up to 138% were forcing tenants out of their homes.

EDI will provide relief for tenants facing eviction. For low-income families facing eviction, legal representation often makes the difference between securing stable housing and becoming homeless. The objectives of the program are to:

- Prevent and reduce homelessness;
- Create a more level playing field between tenants and landlords;
- Preserve housing that is affordable to tenants; and
- Reduce displacement and stabilize communities.

EDI will be implemented through 1) eviction prevention interventions and 2) full representation for eligible tenants in eviction proceedings.

Through EDI, LAFLA will onboard two dedicated attorneys and one paralegal to provide both limited and full-scope representation of tenants in meritorious eviction proceedings. Upon being served with a Summons and Complaint, tenants will be able to get his/her Answer completed at the Inglewood SHLAC located at the Inglewood Courthouse by LAFLA staff and volunteers, who will subsequently refer them to the EDI program. LAFLA will also collaborate with existing partners such as the Inglewood Public Library, St. Margaret's Center – a program of Catholic Charities of Los Angeles Inc. serving low-income and homeless families in Inglewood – and the community based organization Uplift Inglewood, as well as Supervisor Mark Ridley-Thomas' office. EDI attorneys and Pro Bono Attorneys will represent these tenants in settlement negotiations through trial, if necessary.

Our anticipated outcome is to serve 500 tenants through pre-eviction and eviction legal services.

LAFLA is dedicated to serving the most vulnerable people in Los Angeles County, where over 1.6 million people live in poverty. Legal representation will be free for individuals whose income is 125% or less of the Federal poverty threshold who have received an eviction filing at the Inglewood Courthouse. Currently, 52.56% of the litigants receiving assistance at the Inglewood SHLAC are below the 125% poverty level threshold.

Participants will have access to the full range of LAFLA's holistic services through attorney expertise across all of its substantive legal practice areas, including services for clients with disabilities and limited English proficiency.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid Foundation of Santa Barbara County

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Legal Aid Foundation of Santa Barbara County (LAFSBC) employs 3 full-time and 1 part-time attorneys in our Housing Program. Services include legal representation and counsel/advice on the following matters: evictions, habitability, fair housing, general landlord-tenant. We are also one of the original Shriver housing programs. We have provided legal assistance to tenants in facing eviction since the 1960s. In southern Santa Barbara County, we are the only provider of free civil legal services to tenants in the area.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

In 2018 we hired a part-time attorney to assist with disaster relief efforts due to the Thomas Fire and subsequent mudslide. Since the emergent issues from the fire and mudslide issues have subsided, this attorney has transitioned to do become a part-time housing attorney (.6 in FY 18-19). We will use the funds to increase the attorney FTE to .75 for the second part of 2019 and to full time 1.0 FTE in 2020. The timing works well. We will not receive enough funding for a new hire, but we can transition our part-time attorney to full time. The attorney will primarily focus on representing tenants in eviction defense cases in southern Santa Barbara County. Evictions have been increasing in the area due to low vacancy rates, the high cost of living, and apartment rehabilitation. Other case work may also include pre-eviction counseling and advocacy on fair housing or habitability issues to ensure that tenants have meaningful and safe access to housing. Ultimately the goal is to avoid the devastating impacts come from a court-ordered eviction, including homelessness.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid of Marin

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Approximately one third of Legal Aid of Marin's case load any given year consists of landlord tenant cases, the largest portion of which are eviction defense cases. [Note that while we track the type of housing legal matters that tenants have (private housing, subsidized housing, etc.), we do not specifically track which of these are eviction defense cases.] Services include outreach and education, advice, brief service, negotiation, and full scope representation. Every Tuesday and Thursday in our office, we hold an eviction defense clinic where tenants who have been served an eviction notice can get expert legal help. In addition, Legal Aid of Marin, in cooperation with the Marin Superior Court, staffs Mandatory Settlement Conferences twice a month in which volunteer attorneys and LAM staff facilitate resolution of landlord tenant cases for unrepresented parties. In the overwhelming portion of these, we provide tenant-side assistance. Through Legal Aid of Marin's 2018-2020 banking grant, we also conduct tenant education and outreach to groups of tenants. Finally, through our pro bono programs, we provide advice to seniors regarding income questions.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Legal Aid of Marin plans to expand and deepen its income support for Marin tenants by ensuring receipt of eligible income or benefits to improve housing stability. To accomplish this goal, Legal Aid of Marin staff will provide new services, not currently provided by program staff: (1) screen tenants for benefits eligibility; and (2) assist Marin residents with benefits questions so as to ensure housing stability. While the service will be broadly available, there will be two target populations for this service: (1) Marin residents with an imminent housing concern; and (2) targeted high need communities within Marin including immigrants without regard to status, African-American residents particularly in Marin City, and low-income seniors. This public benefits education, counseling, advice and consultation, and representation service is not currently provided by a civil legal services provider with offices in Marin.

The funds will expand Legal Aid of Marin's services as follows. To provide this service, Legal Aid of Marin will shift a portion of the work of a budgeted attorney position away from employment law (more specifically, legal services to victims of crime in the workplace), to focus on public benefits education and legal assistance. A new staff attorney will be hired to handle that portion of the current attorney's budgeted employment law work, among other duties. In addition, a legal assistant position that is currently staffed at 80% time will, when vacant as anticipated September 2019, be filled at 100% time reflecting, in part, added staff time for public benefits advocacy to support housing stability.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid of Sonoma County

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Legal Aid of Sonoma County (LASC) has been providing rental housing related legal services for over 10 years through its HOME program. HOME helps clients with eviction defense, Section 8, price gouging, and habitability issues. A full range of legal services are available including preparation of pleadings, in court representation and settlement negotiation, and community education. HOME also includes a housing outreach program to ensure that tenants in more rural parts of the County have access to representation. We assist over 500 adults through this program annually.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

LASC plans to implement a Veteran's Benefits program. This is an entirely new service for us. The program will target Veterans who are homeless or unstably housed. The goal of the program is to increase Veterans' access to benefits so that they have income to pay for housing. In some cases, the benefit itself may be a housing voucher. Services will be provided by a Veterans specialist attorney. Services will include outreach to connect with potential clients, and direct legal services. Direct legal services may include help modifying discharge status and applying for benefits.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid Society of San Bernardino

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; LASSB has provided pre-eviction and eviction defense services in San Bernardino County for many years. During 2018, this included The Community Redevelopment funds allowed us to expand these services to include tenant and landlord education, completion of discovery tasks, mediation and negotiations, and limited representation services. In addition to eviction defense, this work has involved actions to press for correction of non-habitable conditions, negotiating tenants' relocation into habitable units, negotiating tenants' reimbursement for damages sustained within damaged units, and helping clients secure reimbursement of deposits. This work has also involved defending unwarranted restraining orders sought to circumvent a tenant's rights and action taken to secure needed restraining orders to protect tenants from unlawful acts by managers or other tenants of the same rental complexes.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The funding we have received over the years has allowed us to provide homelessness prevention services as a part of our agency's work. During 2018, this included services for 577 clients, primarily served through our San Bernardino office. However budget and space limitations mandated that we limit this service to specific clinics; i.e., in San Bernardino this intake is limited to Monday-Thursday, at 9AM.

Our county is over 21,000 square miles, consisting of several large cities and numerous small communities separated by our various mountain ranges, deserts, and three military base operations. The result is that we have a vast number of needful clients who must travel great distances to access the housing services we have available through our main office. In San Bernardino County we have three courthouses where evictions are heard: Fontana, Barstow and Joshua Tree. Clients in need of our help, including those facing imminent eviction, may have to travel 15-150 miles to access our housing services. That challenge is heightened due to the limited number of hours we can currently devote to housing intake.

Although clients can seek advice on housing issues at any site, LASSB does not currently have the fiscal means to prepare legal pleadings or conduct in-depth discovery interviews during our off-site clinics. Those clients must come to our San Bernardino office during specified time frames to complete discovery tasks, participate in negotiations, settlement, trial preparation, etc. The result is that many do not seek help until the housing problem has advanced to an emergency level, usually eviction.

According to our latest point-in-time homeless count, the documented homeless population in San Bernardino County has increased by 23%.

This project will enable LASSB to establish a separate housing project site, with staff, time and resources dedicated solely to homelessness prevention. It will also allow outreach of housing services into other regions of our vast county. In short, this Homelessness Prevention fund will allow desperate families to secure the help needed to prevent eviction throughout our work week, rather than during a 2 hour morning time slot, ensuring that more families attain access to take preemptive, lawful action on housing issues.

The funds sought for this project will not supplant staff or former services. It will allow expansion of our housing services and greatly increased access to those services.

Furthermore, by establishing the needed services and collecting the outcome data for such work, our agency will be in a far better position to qualify for and secure funding from new sources to carry on the housing services when the current State Bar Community Redevelopment project has ended.



## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid Society of San Diego

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; LASSD provides full service tenant defense assistance from in pro per unlawful detainer clinics to full representation to tenants on eviction defense, rental disputes, as well as on public housing problems to help maintain housing for those tenants.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Based on the estimated formula allocation, LASSD will add two new staff attorney positions to our housing teams to expand availability of the services noted above to help reduce homelessness of those being evicted and having housing problems. If there are additional funds above the estimated formula allocation because some programs decline to participate, LASSD would like to be provided additional funds for a new advocate/investigator to assist the attorneys in providing legal services in keeping tenants from becoming homeless.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Aid Society of San Mateo County

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; LASSMC's HomeSavers program provides legal services to tenants at risk of eviction and to households facing destabilization due to unhealthy housing or illegal discrimination. HomeSavers runs tenant clinics three days per week throughout San Mateo County and has dramatically expanded the access of low-income tenants to information about their rights and procedural ability to defend eviction cases in Court. At these clinics, under staff supervision, trained pro bono attorneys and legal workers help tenants prepare and file responsive documents in Court. HomeSavers staff also negotiate with landlords on tenants' behalf, and in appropriate cases represent tenants in court.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Legal Aid Society of San Mateo County (LASSMC) proposes to utilize EAF Homelessness Prevention funding to expand full-scope representation of low-income tenants in eviction proceedings in San Mateo County.

In the past twelve months, LASSMC has assisted 707 low-income households who were facing eviction. However, we were able to provide full representation to only 45 of these households (about six percent of the total clients seeking services). A large majority of tenants were provided with limited services, such as preparing pro per Answer forms, day-of-court negotiation assistance, or guidance on next steps. Although there has been tremendous community benefit to providing these limited-scope services--for example, default rates for unlawful detainers have reduced dramatically--we know that getting tenants into court is only half the battle. Outcomes for these tenants can be dramatically improved if they are represented by a lawyer from beginning to end of the case. Numerous studies have found that full-scope legal representation of a tenant household facing eviction doubles the chances that the tenancy can be maintained. This is consistent with a 2010 survey of 421 cases in San Mateo County, which demonstrated that tenants with only limited scope assistance (paperwork and negotiation) maintained their tenancies 18% of the time, but 55% of tenants with full legal representation were able to remain in their homes. (Jessica Steinberg, *In Pursuit of Justice? Case Outcomes and the Delivery of Unbundled Legal Services*, 18 Geo. J. Pov. L. & Pol'y. 453 (2011), available at [http://papers.ssrn.com/sol3/papers.cfm?abstract\\_id=1960765](http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1960765).)

Building on our existing program, LASSMC has been working over the past several months to develop infrastructure that will help us strategically step up representation levels. Recognizing that not all cases and clients will benefit equally from representation, nor will we have resources in the foreseeable future to represent every tenant in every case, we developed a set of criteria to identify "priority" cases for which representation is most likely to result in a significant improvement to the outcome. We use these criteria to sort all eviction cases into "high priority," "mid priority," and "low priority" categories. Prioritization factors include: whether the housing is a form of legally protected affordable housing (e.g., subsidized or rent-controlled); whether client's usual income is sufficient to pay current rent; client vulnerability factors such as disability, immigration status, age, or language; whether there is a clearly presented and evidence-supported defense to the case that could result in judgment for the tenant; and potential community impact (such as testing a new or novel area of law, or addressing an identifiable pattern). Within a sample of 154 eviction cases, we found that 68 (44%) ranked as low priority, 67(43%) ranked as mid-priority, and 19 (12%) ranked as high priority. Of the high priority cases, we were able to provide representation in only 11 of the 19 cases (58% of high priority cases). Assuming that our sample is representative of the cases generally faced by our tenant clients, there is a demonstrated and quantifiable unmet need for eviction defense representation in cases where such representation is likely to make a difference. Our ultimate goal is to close this gap, to capture 100% of the "high priority" cases and at least 25% of the "mid-priority" cases. As an initial incremental step toward this goal, we aim to increase our representation case pool from 45 cases in the past year to 70 cases in the next twelve months. During this period, we plan to continually assess the degree to which we are capturing the "high priority" matters and attempt to maximize that rate.

Funding for expansion of our representation work was initially sought from the San Mateo County Department of Housing ("SMCDOH"). In FY18-19, SMCDOH provided financial support for our agency to develop efficient systems for triaging, placing, and tracking eviction cases among our collaborating agencies in the County, Community Legal Services in East Palo Alto and the Stanford Community Law Clinic. Once completed, we will share case information through a secure platform from which we can monitor and report on case outcomes. For FY19-20, we requested \$196,000 for expansion of full

representation, but SMCDOH will be providing only \$142,000. Our ability to make optimal use of the collaborative case tracking system, and actually represent more tenants, will be compromised by lack of funds if we do not fill that \$54,000 gap. LASSMC proposes to make use of EAF Homelessness Prevention funds in order to represent low-income tenants who would otherwise be unrepresented in eviction proceedings. We expect more favorable case outcomes for these represented households, and will track the outcomes of represented tenants relative to those who received limited scope services in order to assess the impact of our work.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Assistance for Seniors

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; LAS' housing law team of attorneys and legal advocates provides representation, legal information and consultation to tenants 60 years and older throughout Alameda County. We conduct outreach to and specifically prioritize low-income seniors living in under-resourced regions of the county. At this point, LAS has limited capacity for full-scope eviction defense cases. We reserve these cases for areas in the county that have the most barriers to accessing legal and housing services, as well as communities that face the biggest risk of displacement. This ensures services are prioritized for very low-income, isolated older adults, including home visits and linking clients to community partners where appropriate.

LAS provides housing related community education presentations throughout Alameda County to both older adults and service providers. The presentations to older adults have gone extremely well, with clients reporting that the presentations are informative and helpful.

LAS has been advocating for policy changes and increased support in Alameda County for older adults around housing availability and stability. LAS has been participating in the Council for Age Friendly Communities, that has been tasked with shaping aging for older adults in Alameda County over the coming years. The council was formed to directly craft recommendations to the Board of Supervisors regarding housing issues specific to older adults.

In addition to the services listed above, LAS is currently in negotiations with Alameda County Department of Aging to add housing stabilization case management services to the services LAS can offer older adults.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

LAS proposes hiring an additional attorney with the funds provided. LAS will add eviction defense services for at-risk older adults in Alameda County who are living in various forms of group housing designed for older adults. There is currently a service gap for tenant protection for those older adults currently living in skilled nursing facilities, board and cares and room and boards. LAS has seen this trend grow through our work with Adult Protective Services and through a collaborative that LAS participates in that is focused on providing services to high utilizers of emergency room services. Both groups have reported a high number of clients who are being wrongly evicted from these types of facilities. The consequences of losing this type of housing can be devastating, as it can often mean the older adult is left scrambling to find new housing that may not meet their needs. LAS expects that adding additional support to these at-risk older adults will provide them with the ability to protect their rights and give them the extra time and support that is needed to make sure that their living arrangement is safe, stable and meeting their needs.

In addition to the need, LAS has been in discussion with California Advocates for Nursing Home Reform (CANHR), a support center who has offered to provide technical assistance to LAS for this type of litigation. CANHR has extensive experience on a variety of issues related to older adults and various types of living facilities designed for older adults. CANHR has already developed much of the materials and expertise needed to provide effective eviction defense in these types of cases.

CANHR has offered to provide LAS staff with initial training on the nuanced issues that come up around these types of eviction, sample pleadings that can be used as templates for the required filings and technical assistance with litigation if the need arises.

LAS is confident that, with the support of CANHR, LAS can provide an additional resource in Alameda County that protects vulnerable older adults in need.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Assistance to the Elderly

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Legal Assistance to the Elderly (LAE) provides free legal services to seniors and adults with disabilities who live in San Francisco. Over 60% of all the callers to LAE are facing threats to their housing. Many seniors in San Francisco live in long-term rent controlled units, making them more vulnerable to harassment and eviction. Further, we have found it commonplace for our seniors to spend 70% to 80% even 90% of their incomes on rent, creating great housing instability. Because of this tremendous need, our largest practice group is our housing/eviction defense team with 5 attorneys, 1.44 FTE Paralegal time, plus 75% of our Director of Litigation's time. This team uses many approaches and tools to advocate for housing preservation. Our housing/eviction defense program provides full-scope representation in Unlawful Detainer Actions, fights to preserve housing subsidies including representation at San Francisco Housing Authority hearings, represents tenants at SF Rent Board hearings including where there is a risk of losing rent control protections, advocates around Reasonable Accommodations requests and disability discrimination including filing HUD complaints and other affirmative actions.

Approximately 80% of our housing cases are full scope representation defending unlawful detainers (or eviction lawsuits). We represent tenants fighting actions varying from no-fault evictions, such as Owner-Move-In or Ellis Act tenancy terminations; to evictions for non-payment of rent or for behaviors such as hoarding disorders; to dubious cases where the owner's true motivation appears to be to circumvent the City's tenant protections to recover the unit to sell, or to re-rent the unit at market rate. One example of this type of abuse is a 79-year old client who had lived in his San Francisco home since 1976. Every month he mailed his rent check, but one month it was lost in the mail. The property management immediately filed an eviction lawsuit against him. Through LAE's representation, this client was able to pay his back rent and secure his 43-year tenancy. This is just one of the 6 to 12 cases that come to our office each week.

We also advocate to protect tenants' rights before an unlawful detainer action can be filed. This may be through the preservation of housing subsidies, advocating for reasonable accommodations or protecting rent control protections. For example, a 72 year-old client came to us with a notice quadrupling his rent to three times his income after his partner died. Losing this unit would have meant homelessness for him. While the lease was in his partner's name, he had shared the unit for nearly 40 years and was entitled to rent control protections. LAE represented him at the Rent Board and the administrative law judge ruled in his favor. This representation prevented an eviction lawsuit and saved his longtime home. Similarly, a monolingual, Spanish speaking senior came to us after her landlord refused - for almost three years - to approve the installation of a chairlift to carry her up the long stairs to her Victorian apartment. She had been hit by a drunk driver and had both of her legs amputated. The only way she could leave her apartment was to have her children put her on their backs and carry her. LAE took up the case and filed a HUD discrimination complaint. Through a negotiated a settlement, the landlord was forced to allow the installation of the much-needed chairlift. LAE was able to provide these critical legal services and preserve this housing. Sadly, we do not have the program capacity to take all of these cases.

We also have bilingual/bi-cultural staff providing services in Cantonese, Mandarin, Toisanese, Spanish, Korean and Russian.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

At LAE, we have seen the need for our Housing/Eviction Defense services grow as San Francisco continues to face an unprecedented crisis of affordability and homelessness that threatens the stability and security of our seniors. In San Francisco, 12% of seniors 65 years or older live below the federal poverty line (an annual income of \$12,490) and one in ten people who are homeless are over the age of 61. Often our seniors are separated from homelessness or institutionalization by the loss of one benefit check or a healthcare service. This is even truer for seniors in our isolated or marginalized communities.

San Francisco's seniors' tremendous need for stabilizing legal services can be seen through the diversity of our clients. LAE's over 1,650 clients come from every corner and every neighborhood in the City. LAE's clients are diverse: 45% white, 15% African American/Black, 20% Asian, 12% Latino, and 8% other; 20% are non-English speakers; 55% identify as female, 44% identify as male, and 1% identify as transgender. Of the clients who responded to the inquiry regarding sexual orientation, 10% identified as LGBT. Our clients also struggle physically: 58% are frail or disabled and 6% are homebound or in a medical facility. Finally, our clients struggle economically: 47% have incomes of less than \$995 per month, 75% have

incomes below 200% of federal poverty guidelines, and 98% are considered indigent under California State law. These are our clients. This is where the need is in San Francisco – everywhere.

We would like to address this need by allocating the EAF Homelessness Prevention funds we receive towards an attorney who would provide full scope representation in eviction cases, as well as providing trainings and act as a resource for community based organizations who are working with tenants facing threats of eviction. The current LAE allocation is estimated to be \$50,000 dollars to spend before June 30, 2021. This amount would pay for approximately 20% of a full time attorney over this period. We would use these funds to increase our capacity by supporting additional attorney time spent on eviction defense work.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Services for Children

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Legal Services for Children currently represents children in foster care and legal guardianship and counsels children on those options. Through our foster care representation we regularly assist non-minor dependents (clients in extended foster care between the ages of 18 and 21) access their right to housing benefits. Non-minor dependents are entitled to housing up to 21 but that is often difficult to access due to the housing crisis and also the Child Welfare Department's lack of focus on older clients. LSC attorneys fight to ensure that all the non-minor dependents we serve have access to housing and that those who have left the foster care system are able to reenter if they wish, in order to access those housing benefits. Legal Services for Children also regularly represents minors in legal guardianship proceedings, ensuring that children who otherwise might be homeless are able to stabilize their living situation with a caring adult.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

LSC plans to use the funding for the following project:

Foster Care Entry and Counseling Project

Many homeless youth are eligible to enter foster care (and then receive a placement and housing benefits up to 21). LSC is sometimes asked to consult with children and homeless and runaway shelters about this option.

Counseling with a LSC attorney can provide the young person with the information they need to decide whether to try to enter foster care, to seek a legal guardianship or to pursue a more informal option. If a young person decides they want to enter foster care there is often far more advocacy needed to make that happen. LSC attorneys will need to advocate with the Child Welfare Department and, if that is not successful, file a petition with the Juvenile Court. Getting a minor into foster care before they turn 18 has tremendous impact on housing stability. Foster youth are entitled to housing up until 21 years of age and there are multiple housing programs for former foster youth that last far beyond that age.

The new funding will allow us to allocate specific staffing to client counseling, advocating with the Child Welfare Department, filing petitions in Juvenile Court and conducting outreach to providers on the options for homeless and runaway youth including foster care.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Legal Services of Northern California

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; LSNC provides the full range of legal services for tenants with eviction defense and other landlord-tenant issues. Each of LSNC's 8 field offices has a robust tenants' rights practice, including advice, negotiation and trial representation in unlawful detainer litigation. LSNC operates the Yolo County Sargent Shriver Civil Counsel Act project providing representation to tenants, mediation and other related assistance to help low-income tenants avoid homelessness. The organization uses a variety of strategies to assist tenants, including community legal education, tenant clinics, creation and distribution of self-help materials such as fact sheets and packets to help pro per tenants prepare answers and other legal documents related to eviction or small claims actions (mostly in habitability cases). LSNC also devotes significant resources to broader affordable housing preservation and creation advocacy, including litigation to: prevent conversion of affordable units to market-rate, enforce California housing element mandates and stop unlawful mobile home park closures. In addition to work specifically focused on housing rights, LSNC provides the same broad legal advocacy and assistance to secure income that enables tenants to afford their rent (stabilizing their housing and avoid homelessness), including advocacy related to employment earnings and receipt of public benefits. While the organization has strong practice in all of these areas, the need in both housing and income maintenance advocacy far exceeds LSNC's current capacity to provide vital legal services to all eligible prospective clients on the brink of homelessness.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

LSNC intends to increase its capacity to provide both housing and income stability legal assistance, as well as expanding its strategies to serve individuals at risk of homelessness due to landlord-tenant disputes or rent affordability issues. Our overarching objective will be to keep more tenants in safe and affordable units. In order to meet that objective, we will seek to both: (1) increase our capacity by expanding our team of advocates by one advocate in each of LSNC's 8 field offices; and (2) develop several new strategies to support low-income tenants at risk of homelessness (including expanded community legal education outreach, more frequent information clinics on a broader variety of topics throughout the service area, increased administrative or technical supports for pro per litigants, and new advocacy on emergency benefits/aid programs focused on immediate needs.)

LSNC is monitoring the progress of state and local legislation that may establish rent control and/or just cause for eviction rights for tenants. Should any policies be enacted that enhance low-income tenant protections, LSNC will allocate a significant portion of the homelessness prevention funding to represent tenants to enforcement of new tenant protections. Our target population will be low-income renters generally, and we will prioritize particularly vulnerable clients including: those living in areas with the least affordable housing stock; people whose advanced age or disability make it difficult to move; families with children enrolled in school or other supportive programs near their rental homes; people with limitations in self-representation due to language, disability or geographic isolation; and, people who have experienced homelessness recently.



## 2019 EAF Homelessness Prevention Fund

**Organization:** Mental Health Advocacy Services

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Mental Health Advocacy Services (MHAS) currently provides brief counsel and advice to tenants regarding landlord-tenant matters, maintenance of government benefits, and other issues related to preserving tenancy and preventing homelessness. Extended services are provided on a small number of housing-related cases. MHAS also provides community education and outreach regarding fair housing rights and government benefits for people with disabilities.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The new funding will allow MHAS to not only assist more clients but, more importantly, to provide extended services for individuals to whom services would otherwise be limited to brief counsel and advice. Clients will be assisted with landlord-tenant matters, maintenance of income or benefits, and other issues related to access to housing, stabilizing existing tenancies and preventing homelessness. The target population will be individuals with mental health disabilities.

Specifically, MHAS plans to use the funding to offer, for the first time, extended legal services to individuals who participate in the community fair housing workshops MHAS conducts through a separate education and outreach grant.

## 2019 EAF Homelessness Prevention Fund

**Organization:** National Center for Youth Law

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; The National Center for Youth Law (NCYL) is a support center that provides services aligned with the relevant activities of the Homelessness Prevention Fund. In particular, we currently provide and support organizations that provide legal services that ensure the receipt of eligible income and benefits to improve housing stability and we engage in significant homelessness prevention work. All of our work to address homelessness that would be supported by this funding is focused on youth, transition age youth, young adults, and families in communities across California.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The National Center for Youth Law will use these funds to expand and deepen our statewide efforts to prevent homelessness amongst current and former foster youth, and to expand and deepen our efforts to ensure homeless youth receive the educational services, benefits, and educational stability to which they are entitled, which improves housing stability. Further, we expand and deepen our homelessness prevention work by providing support to youth who are at risk of becoming homeless due to involvement in other systems.

We affirm that these funds will be used only for the stated purposes aligned with the Homelessness Prevention Fund, that these funds will not be used to supplant existing resources, and that funds will be used to provide services to people not otherwise served by our support center and to expand services, not replace other existing funding.

**Objectives:** To prevent homelessness among youth and families across California; To support organizations that provide legal services that ensure youth and families receive the income and benefits to which they are entitled; To improve housing stability for youth and families at risk of becoming homeless.

**Methods & Outcomes:** Increased and expanded support to qualified legal service providers that work to ensure youth and families receive the eligible income and benefits to which they are entitled; Increased, expanded, and strengthened homelessness prevention and housing stability services for youth and families.

**Target Population:** Youth who are homeless and who are at risk of becoming homeless and their families.

## 2019 EAF Homelessness Prevention Fund

**Organization:** National Housing Law Project

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; As a state support center for California legal services, NHLP provides extensive assistance to QLSPs on landlord-tenant issues in all of the areas mentioned above. We provide litigation support through assisting with litigation strategies, submission of amicus briefs, and as counsel or co-counsel with QLSPs on many issues above. Not mentioned above but especially pertinent to this state's housing situation is the importance of support and litigation in preservation cases where affordable housing is lost by conversion to market rate or demolition and given the current housing climate, tenants who face displacement are at high risk of homelessness in both urban and rural areas.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Cities across California have seen increases in their point-in-time homeless counts, reflecting increasing housing instability in the state. San Francisco's annual point-in-time homeless count, released on July 12, 2019, reports that the homeless population has exceeded 9,000 people, up almost 17% from two years earlier. Among the drivers cited for the increase in homelessness and failure to secure housing were unaffordable rents and evictions. These problems are echoed statewide: in a recent CNBC poll, 43% of Californians of all ages and 61% aged 18 to 34 feel they can't afford to live in the state.

NHLP will use the requested funds to support and expand our services to defend against evictions, prevent homelessness, and increase housing stability for low income Californians in the following areas: immigrant households threatened with eviction and homelessness under the Mixed-Status Families and Public Charge Rules; people whose access to housing is blocked due to criminal records or history; and low-income tenants threatened with displacement and loss of affordable housing due to expiring tax credit use restrictions.

**Threats to the Housing of California's Low-Income Immigrant Families**

As home to more than 10 million immigrant families and the largest immigrant population in the United States, California has high stakes in defending against the evictions of immigrant families from federally assisted housing under HUD's proposed Mixed Status Families Rule. This rule would bar mixed-status households (where one or more family member is ineligible for federal housing assistance due to their immigration status) from residency in HUD housing programs including public housing, project-based Section 8, and the Housing Choice Voucher program. Current federally-assisted housing residents will be forced to choose between family separations or loss of housing and at the end of 18 months, those mixed households still remaining will be forcibly evicted. In California, there are 9,320 mixed-status low-income immigrant households currently residing in units affected under the rule. The USDA, which is the administering agency for rural rental housing under its Section 515 program, is expected to release a mirror version of this rule any day. That rule will be devastating to rural immigrant families as the Rural Development program generally offers the only decent housing affordable to low and very-low income families in non-urban areas. Given the housing barriers and unaffordable rental market in much of California, these rules will most certainly cause increases in the homelessness population, as municipalities throughout the state have noted in their comment letters to HUD.

The contentious mixed-status families rule is rife with violations of the law, including lack of due process, egregious disparate impacts on people of color, breaches of fair housing law and possible Constitutional violations. Additionally, many of the affected California families are comprised of children who are U.S. citizens whose rights as citizens are infringed under the rules. NHLP is currently laying the groundwork for litigation against the HUD rule. A plaintiff representing low-income immigrants in Los Angeles has been identified and a second group of plaintiffs, comprised of project-based Section 8 residents and voucher holders in Oakland, has scheduled a meeting with NHLP. NHLP will also be working closely with California partners, most likely to include CRLA, to oppose the USDA rule.

A third rule, on which HUD is currently reviewing comments, is a revised Public Charge Rule. Public Charge is not only a ground of inadmissibility that can bar admission into the United States on a visa but is pertinent to immigrant housing rights as it can also be an adjustment of status to that of a lawful permanent resident (ability to get a green card). The proposed changes to the Public Charge Rule would allow the government to deny admissibility for merely using a program rather than being likely to become primarily dependent on government assistance. The proposed rule also specifically calls out public housing and housing choice vouchers as public assistance when they were previously excluded as non-cash assistance. Again pressed with impossible choices, immigrants will be pushed to forgo essential benefits such as housing assistance so

as not to jeopardize securing a green card and those already situated in assisted housing will likely sacrifice their housing so as to keep the pathway to a green card open and avoid deportation.

All of these rules will certainly spur an outpouring of requests for supports from CA legal services, and upon their release, NHLP will be ready to provide technical assistance, eviction defense strategies, and resources to advocates in addition to our planned litigation and any other emergent legal action.

#### Reentry, Criminal Records and Housing

NHLP will work closely with legal services attorneys, criminal justice reform advocates, services providers and others to identify legal, policy and programmatic approaches to increase housing stability for people exiting the criminal justice system and people with criminal records. We do not have designated funding for this work and the award will provide that support.

NHLP and partners are particularly interested in the ways in which tenant screening practices use criminal records and eviction records to block access to housing for people who have past criminal records or are reentering the community from jail or prison. A particular focus for the organization is the way that landlords frequently apply different screening practices around eviction and criminal records depending on the race of the applicant.

NHLP will organize and host meetings of the California Housing and Reentry Collaborative. The group is tasked to identify policy and programmatic strategies that will improve housing access for people with criminal records. We anticipate that many recommendations that emerge from that group will be local, legal or programmatic solutions, such as wider implementation of Fair Chance Access to Housing local ordinances.

Fair Chance ordinances are at various stages of adoption in Oakland and Alameda County; an ordinance was introduced to the Berkeley City Council in July. Based on lessons learned from NHLP's experience in Richmond, authoring and assisting with that city's 2017 ordinance, we know that NHLP's presence and assistance will be critically important, in high demand and time-intensive for the implementation stage. NHLP is working with organizations led by formerly incarcerated advocates at Just Cities and Safe Return, as well as Bay Area Legal Aid and the Haas Institute. Prior funding for this effort expired and so the award will not supplant existing funds.

As examples of other work products in this area, NHLP will work on a universal tenant screening report. Increasingly, landlords are charging application fees to tenants to cover the costs of screening reports, and for low income tenants, a \$45 fee at each prospective rental becomes cost-prohibitive. In Richmond, CA, NHLP will also collaborate with the partners above to create a universal tenant screening report that tenants can bring with them rather than paying each individual landlord.

Last, in tandem with the scheduled fall 2019 release of NHLP's new advocates tool kit on improving housing access for people with criminal records, we will definitely experience an uptick in technical assistance requests from legal services programs.

#### Tax Credit Preservation

With scarcity of affordable housing cited as the biggest cause of homelessness in the state, the preservation of that housing is a critical component to homelessness prevention. The largest source of new affordable housing currently is through the Low Income Housing Tax Credits program, over which the IRS is the administering agency. In 1990, the IRS changed the affordability period for the Low Income Housing Tax Credit Program from 15 years to 30 years. The year 2020 will start the expiration of the affordability restrictions on those post-1990 properties. NHLP will develop legal strategies to protect tenants and preserve the affordable units as use restrictions begin to expire.

While the tax credit affordability restrictions were extended to 30 years in 1990 and have been extended further in California, the state provides much less oversight after 15 years. NHLP will work to ensure that tax credit properties are not unlawfully evicting victims of domestic violence, tenants whose incomes have increased or for other than "good cause".

## 2019 EAF Homelessness Prevention Fund

**Organization:** Neighborhood Legal Services

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; NLSLA has been in the forefront of eviction defense services to low-income communities for decades. It continues to provide tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, training, renter education and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability and homelessness prevention. When appropriate, NLSLA partners with dispute resolution and mediation services, in particular law schools.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

NLSLA will use the funding to expand its robust eviction defense service model to the remote and underserved communities of the San Gabriel and Pomona Valleys of Los Angeles County. The San Gabriel Valley area is one of the most diverse in the nation; it is home to many immigrant communities, primarily Asian and Latino. Pomona Valley is home to a large African-American population. NLSLA will not use the funds to supplant existing services.

NLSLA has been on the front-line of delivering legal services to individuals experiencing homelessness and housing insecurity in Los Angeles County. The San Gabriel and Pomona Valleys lie on the eastern edge of the county and include 59 cities and unincorporated communities. In order to expand a robust eviction defense model throughout the San Gabriel and Pomona Valleys, NLSLA will hire two full-time attorneys to provide all the tenant defense assistance described in the budget bill language.

NLSLA will partner with local government agencies and trust centers, such as faith-based institutions, schools and community health clinics, to establish a series of community-based legal clinics in remote and underserved communities.

NLSLA will also provide legal services via its recently expanded regional office in the City of El Monte.

NLSLA advocates will be laser-focused on homeless prevention efforts and will utilize a service model, wherein versatile legal advocates that are trained in multiple substantive legal areas bring all-purpose civil legal aid to those who are most vulnerable and unable to access services through traditional pathways. NLSLA clinics, operating during non-traditional business hours, will address housing issues (e.g., evictions, and other services described in the budget bill language) as well as the myriad legal issues that threaten housing stability (e.g., domestic violence, employment, public benefits, healthcare and prior criminal records). NLSLA advocates will also look for trends that indicate systemic barriers to access to housing or housing stability, which NLSLA will address through impact litigation or alternative routes of advocacy.

NLSLA case management services (CMS) database captures significant information to determine the impact of its services.

NLSLA will build out its CMS, Legal Server, further to capture additional outcome measures that reflect the effectiveness of the legal services provided so NLSLA is able to determine the degree of stability achieved for individuals and families served.

NLSLA's efforts are envisioned to expand housing advocacy into the San Gabriel and Pomona Valleys, address systemic barriers to access to housing or housing stability and amplify the capacity and effectiveness of the community safety net by partnering with local governments and community-based organizations.

## 2019 EAF Homelessness Prevention Fund

**Organization:** OneJustice

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; OneJustice provides housing training assistance through the Pro Bono Training Institute. More information regarding the training modules that currently exist is located in explanation of how OneJustice plans to use these funds.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

OneJustice ([www.OneJustice.org](http://www.OneJustice.org)) is a statewide nonprofit working to bring life-changing legal help to those in need by transforming the civil legal services system. We advance the impact of the legal aid system and increase the supply of legal services through four key competencies: (1) as an ecosystem leader and systems analyst (understanding how people get the legal help they need); (2) as a policy advocacy organization (working to amplify and defend the work of the legal aid systems and nonprofits); (3) as a training and convening entity, bringing all components of the legal profession together to expand legal services; and (4) as a change agent working to transform the practices of legal aid nonprofits in terms of business skills and impactful pro bono projects to engage private sector resources. OneJustice often works on the intersection of housing legal services and pro bono legal services, and also advances the impact of housing/homelessness prevention nonprofits through nonprofit management support and organizational capacity building services. In our work involving the justice gap in rural areas, OneJustice brings volunteer lawyers and law students from the metropolitan areas to reach non-urban regions.

As part of our capacity building work to expand pro bono in housing cases and clinics, OneJustice currently offers housing training modules through the Pro Bono Training Institute (PBTI). PBTI is a collaborative project between OneJustice, the Legal Aid Foundation of Los Angeles (LAFLA), and Neighborhood Legal Services of Los Angeles County (NLSLA). PBTI brings together California's nonprofit and private legal sectors to develop online trainings with the goal of standardizing training throughout the state. PBTI provides free online learning to teach pro bono attorneys about a variety of practice areas affecting low-income clients, including housing law. By increasing collaboration, promoting adult learning best practices, and using a single training platform, we seek to increase the number of attorneys and other volunteers able to assist people in need. Since its inception in 2015, PBTI has published over 170 training modules spanning 28 topics. Additionally, over 5,500 attorneys, law school students, other volunteers, and legal aid staff have viewed at least one training module on PBTI. Over 125 legal aid organizations have partnered with PBTI to either create training modules or direct their pro bono attorneys to access a training for a pro bono module. Finally, 113 law firms from across California and the nation have accessed at least one PBTI training module.

Looking at justice gap data and talking to legal aid organizations, it is clear that housing law remains one of the top legal needs for low-income Californians, yet housing cases and clinics are the hardest to place or staff with pro bono volunteers. This is partly due to the fast nature of unlawful detainer actions, the lack of expertise among pro bono attorneys, and the need to train volunteers in a short time frame. Similarly, PBTI has heard from numerous LSO's throughout California expressing an interest in using the housing trainings not only for their own pro bono attorneys but for staff as well. As legal aid programs are trying to rapidly hire housing attorneys, the need to train those attorneys on a repeated basis is taking more time.

Leveraging its space as a statewide pro bono training center, PBTI seeks to revamp and expand its current library of housing training modules for pro bono and LSO staff attorneys. The current library has 9 housing training modules that have been viewed over 500 times in total. The training modules that are up are: types of housing and tenancy, common landlord-tenant problems and their legal remedies, basics of unlawful detainer, how to prepare an answer, best practices for trial, negotiation and settlement arrangements, best practices for day of trial, lockout process and stay of executions. These were some of PBTI's earliest training modules and therefore all of these training modules need updated with PBTI's adult learning best practices that have been honed and developed over the past five years. More importantly, the trainings need to include more up-to-date law and procedures. The planned new curriculum for housing would include, but not be limited to: Specific local rent control ordinances such as LA City, Santa Monica, unincorporated LA County, and other geographic areas, as need be; reasonable accommodations; leases, including types of leases, problematic terms, and security deposits - how much, interest, how to get it back after moving; getting repairs (outside the UD context); best practices for paying the

rent; discovery -- interrogatories, RFAs, RPDs, depositions, motions to compel, timing; section 8 -- what it is, how it interacts with UD's, inspections, terminations; and notices -- types, technical requirements, and how tenants can respond.

PBTI will need to invest a considerable amount of staff time to ensure that these videos meet PBTI's standards and follow adult learning best practices. Additionally, since housing is a complicated subject, PBTI will have to convene additional housing experts to go over the curriculum and materials to ensure that the trainings are thorough, up-to-date, cover both substantive law nuances and local rules, and litigation best practices. PBTI relies heavily on the expertise of legal aid staff attorneys, and LAFLA and NLSLA have already volunteered to provide much of the relevant content and use these training modules to train their pro bono attorneys for their clinics. OneJustice, through PBTI, would coordinate the establishment of a curriculum based on partner feedback, assist in creating modules that fit adult learning best practices, edit the training modules, and place the modules on PBTI's website. In the past, PBTI has partnered with organizations such as Inner City Law Center, Bet Tzedek, Bay Area Legal Aid, Legal Aid Society of San Mateo County, Los Angeles Center for Law and Justice, Immigrant Legal Resource Center, and Children's Law Center. Once the training modules are revamped and new ones created, PBTI partners and legal aid organizations throughout the state can use these training modules to train their own new staff attorneys as well as their pro bono volunteers.

As homelessness continues to rise at alarming rates in California, affordable housing remains scarce, and low-income tenants remain vulnerable to housing violations and evictions, the acute need to train pro bono and staff attorneys in housing cases will only increase. By revamping and expanding PBTI's housing-related trainings, OneJustice anticipates the following outcomes:

PBTI will create an effective and efficient way of training more attorneys to help the rapid influx of low-income Californians facing housing issues.

By having high quality housing trainings centralized in a free and accessible website that law firms and LSO's regularly use, this will reduce many of the barriers to training pro bono and staff attorneys -- including legal aid staff time to continuously train new pro bono and staff attorneys.

PBTI's housing-related trainings will enable legal aid programs across the sector to tap into more trained pro bono attorneys and other volunteers, train their own pro bono and staff attorneys, and spend more time co-counseling and mentoring rather than on front-end training.

Individuals viewing the training modules will feel better prepared to engage in pro bono housing work -- whether it's volunteering at an unlawful detainer clinic or representing clients in housing matters.

More low-income Californians will have access to high quality legal assistance and representation, which will result in better legal outcomes, fewer defaults, more tenants who understand their rights, and a more level playing field in housing actions. If approved for funding, OneJustice would use these new funds to expand training in eviction defense and other housing trainings, and would not be supplanting existing funds.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Public Advocates Inc.

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; We are currently actively working to build our docket of affirmative litigation to enforce renter rights, including rights against unlawful evictions, uninhabitable conditions, and associated civil rights violations, building on our successful Optimus case on behalf of tenants in the Koreatown area of Los Angeles. This work currently includes legal research and factual investigation relating to potential claims for public housing residents at risk of displacement and actions to enforce the Oakland Tenant Protection Ordinance. We are also currently providing legal services to assist low-income renters in winning Community Benefit Agreements (CBAs) in two cities that will protect existing renters, preserve existing housing, create new affordable and supportive housing, and provide renter eviction defense. This will build on work such as our landmark settlement with Facebook, which provided \$20 million for affordable housing, with \$500,000 earmarked for a Tenant Assistance Fund to provide legal and rental assistance to tenants threatened with displacement. In addition, we are currently providing assistance to ACCE and the Oakland Community Land Trust to in purchasing buildings from which low-income renters are at immediate risk of eviction, preserving their housing at affordable rents, as we did for renters in several buildings in the recent past. Finally, we provide renter rights education and training on an ongoing basis.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Public Advocates will use this funding to expand our legal services in three areas: We will (1) provide legal services to improve habitability, increasing affordable housing, and ensure receipt of eligible income or benefits to improve housing stability; (2) provide legal services to prevent homelessness; and (3) provide training and renter education.

(1) We will expand our docket of affirmative litigation to enforce renter rights, including rights against unlawful evictions, uninhabitable conditions, and associated civil rights violations. Where applicable, we will utilize affirmative litigation under Bus. & Prof. Code 17200 to obtain preliminary injunctions that prohibit the filing of any unlawful detainer action by the defendant without prior leave of court, under *Hernandez v Stabach*, 145 Cal.App.3d 309 (1983), and enforce local ordinances, such as Oakland's Tenant Protection Ordinance.

(2) We will prevent homelessness by expanding our legal services in negotiations to win Community Benefit Agreements (CBAs) that protect existing renters, preserve existing housing, create new affordable and supportive housing (which can provide permanent homes to families at risk of homelessness), and provide renter eviction defense. We will also expand legal services to renters under threat of eviction to enable a Community Land Trust to purchase their building and ensure them the ability to remain in their homes at affordable rent.

(3) We will update and expand our training materials and expand our renter education and outreach program. These trainings will ensure that low-income renters know their rights so they can avoid illegal evictions and rent increases, obtain fully habitable accommodations, and organize in their building to protect their rights and fight back against rent increases. The trainings will include, among other things: renter rights under existing and newly-enacted legislation (including, if enacted, new renter rights under AB 1482, an anti-rent gouging and just cause eviction bill, and SB 329, which will prohibit discrimination against Section 8 voucher holders based on source of income); anti-displacement protections in state law and administrative policies; tenants' right to organize (many California renters mistakenly believe they do not have the right to be free of retaliation for exercising their right to organize); and how to win local rent control and just cause eviction protections. Trainings will be provided to low-income renters, including members of our community partner organizing networks such as ACCE, Tenants Together, Regional Tenant Organizing member groups, and PICO/Faith in Action.



## 2019 EAF Homelessness Prevention Fund

**Organization:** Public Counsel

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Since 2011, Public Counsel's advocacy work includes providing representation to low-income litigants in unlawful detainer actions through Shriver Housing Project Los Angeles. Shriver is a collaborative of four non-profit legal aid organizations in the Los Angeles area. It is the largest of the statewide Shriver Right to Counsel Pilot Projects exploring the benefits of representation for poor people facing evictions. Through Shriver, Public Counsel represents low-income households named as defendants in eviction cases filed at the Stanley Mosk Courthouse in Downtown Los Angeles. Since June 2018, Public Counsel is a partner in another program of which eviction defense is a major component, the Preventing and Ending Homelessness Program (PEHP). PEHP is supported by Los Angeles Homeless Services Authority (LAHSA) with LA County Measure H funding. Through this program, Public Counsel receives eviction defense referrals from any of three providers in SPA 6 that are funded by LAHSA to provide homelessness prevention services. Finally, Public Counsel operates legal clinics at community-based partner organizations, including two FamilySource Centers. We operate a medical-legal partnership at County USC under a contract to serve people living with HIV/AIDS. Through all of these clinics, we primarily provide pre-eviction tenant counseling and internal referrals to our eviction defense programs for qualifying tenants or external referrals where necessary. Through our medical-legal partnership and CARES program, we also help individuals access public benefits to which they are legally entitled, including General Relief and CalFresh benefits.

Additionally, Public Counsel's Community Development Project provides legal services, advocacy, technical assistance, and education to incentivize and remove barriers to the creation and preservation of affordable and supportive housing, enhance economic mobility in low-income neighborhoods, and confront asymmetry in power by increasing the capacity of community-based organizations and low-income residents to meaningfully participate in the planning and policy decisions that affect their communities. We work to: (1) help local coalitions advance policies to incentivize and preserve affordable housing and protect tenants through land use and community planning; (2) help local coalitions advance strong tenant protection policies; and 3) help affordable and supportive housing developers effectively site their projects.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

### PROGRAM DESCRIPTION

Public Counsel intends to use EAF Homelessness Prevention Funds to expand our capacity to provide legal services in the following areas noted in the budget bill.

#### 1. Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Disputes:

Public Counsel will use Homelessness Prevention Funds to expand our eviction defense services, including community outreach, tenants' rights education, one-on-one counseling to eligible tenants with landlord-tenant disputes, and representation for tenants named as defendants in unlawful detainer suits.

The main objective of our work will be to keep families in stable housing. Where a tenancy is at risk but no action has been filed by the landlord, we will offer information and services to tenants with the goal of preventing the eviction filing in the first place. Pre-eviction services will include assisting tenants with addressing potential or active disputes with landlords that stem from habitability or health violations, harassment, discrimination, rent increases or other unilateral change in terms of tenancy, requests for reasonable accommodations or reasonable modifications for persons with disabilities, and illegal lockout/constructive eviction. Where the landlord has already initiated litigation, tenants will receive eviction defense representation with the aim of preserving current housing.

When it is not possible to preserve the current housing or the tenant does not wish to remain in the current housing, we will negotiate additional time to vacate, waiver of rent, relocation assistance (if required under local or state law), return of security deposit, and protecting the tenant's credit report.

#### 2. Ensuring Receipt of Eligible Income or Benefits to Improve Housing Stability:

Multiple studies have demonstrated that public assistance programs are effective in reducing poverty and improving housing stability for indigent individuals. According to the Center on Budget and Policy Priorities, public benefits alone lift 43% of California's poor above the poverty line each year. For those who remain poor, public benefits nearly double disposable income.

Beyond the monetary benefits of these programs, for many, public benefits are vital to securing and maintaining stable housing. For example, Public Counsel's own survey of General Relief (GR) recipients in L.A. County found that 78% of those who are unemployable and 39% of those who are employable would be unable to maintain stable or semi-stable housing without the cash aid that GR provides. Furthermore, an independent evaluation of Public Counsel's benefits access clinic on Skid Row (a program that operated from 2011-2018) found that the additional income provided by SSI enabled nearly one-quarter of our homeless clients to move into permanent housing. This outcome is particularly striking given that 79% of the clients we served through this clinic had been chronically homeless, and that the average length of time each client had experienced homelessness was twelve years.

Homelessness Prevention Funds will be utilized to expand benefits advocacy services to clients who are experiencing or at risk of housing instability. With this support, we will help low-income individuals obtain crucial benefits to which they are entitled, including food stamps, cash aid, and emergency housing vouchers. The importance of obtaining these benefits cannot be overstated; more than just a quick fix, they play a vital role in preventing chronic poverty and promoting stable housing.

### 3. Legal Services to Increase and Preserve Affordable Housing:

The urban landscape of Los Angeles is dramatically changing. Unprecedented levels of new investment are catalyzing real estate speculation. Skyrocketing housing costs are generating displacement risks that threaten the economic and racial diversity of the region. Over the past 8 years, more than half a million eviction lawsuits were filed in LA County, more than any other county in the state.

Our project will support housing security by advocating for the development and preservation of affordable housing and permanent supportive housing. Moreover, there is a great need to embed equity in land use planning and to adopt tenant protection policies to promote housing stability for low-income residents, yet there is a lack of sufficient legal and policy resources to achieve those outcomes. Public Counsel will utilize Homelessness Prevention Funding to equip residents, organizers, nonprofit organizations, and community-based coalitions with legal tools and policy strategies to advance a comprehensive, community-driven framework for equitable and inclusive community planning in LA. Through a unique community lawyering model designed to ensure that community voices are uplifted and amplified, we aim to promote healthy neighborhood stability for LA residents by embedding equity in land use and tenant protection policies. We will provide advocacy, technical assistance, and education to incentivize the creation and preservation of affordable and supportive housing, protect and stabilize tenants, and confront asymmetry in power by increasing the capacity of community-based organizations and low-income residents to meaningfully participate in the planning and policy decisions that affect their communities.

### USE OF HOMELESSNESS PREVENTION FUNDS

Depending on the final award amount allocated, we plan to hire approximately two new staff members to expand our work described above. The remaining funding will be utilized to retain staff and maintain programmatic capacity that would otherwise be reduced due to current, un-renewable funding sources coming to a close. We look forward to providing greater detail on the use of funds and program objectives when Public Counsel's final allocation amount is made available.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Public Interest Law Project

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; PILP has been a State Support Center for California QLSPs for 23 years. Work currently underway pursuant to our 2019 IOLTA, EAF and Bank Grants include the following (many of which are described in our 2020 IOLTA/EAF Application):

### Impact Litigation Cases

1. Anderson v. City of San Jose - Appeal of case w/ BayLegal & Public Advocates attacking the failure of the City to comply with the Surplus Land Act, which mandates 15% of the housing developed on public land be affordable
2. Ascencio v. City of Palm Springs - a suit with ICLS attacking the failure of the City to comply with the Housing Element Law requiring the City to make available sites to meet the City's share of affordable housing needs.
3. Comunidades Unidas v. County of Fresno - referred by CCLS, litigation challenging the County's failure to implement its Housing Element program to make sites available to meet its share of affordable housing need.
4. Garcia v. City of Desert Hot Springs - with ICLS, litigation attacking the City's failure to make sites available to meet its affordable housing need.
5. Kennedy Commission v. City of Huntington Beach - with CLASoCal and PLC, suit challenging the failure of the City to comply with its Housing Element obligation to rezone sites to meet its affordable housing need.
6. Legal Aid Society of San Mateo v. California Dept. of Finance - with WCLP, represent LASSM in litigation seeking order compelling DOF to approve redevelopment tax increment funds for affordable housing development
7. San Diego Tenants United v. City of Encinitas - with the San Diego Volunteer Lawyer Program, litigation invalidating voter disapproval of a Housing Element making sites available to meet the City's affordable housing need.
8. Singleton v. City of Pomona - with Public Counsel - enforcement of stipulated judgment requiring the City to rezone sites permitting the development of emergency shelters for the homeless.
9. Uplift Inglewood Coalition v. City of Inglewood - litigation w/ Public Counsel seeking an order compelling the City to comply with the Surplus Lands Act and make its City and redevelopment land first available for affordable housing development rather than commercial/industrial development.
10. Vannucci v. County of Sonoma - with CRLA this suit just secured a stipulated preliminary injunction protecting homeless persons from arrest and encampments from removal without first being offered adequate housing, which includes permanent supportive housing for many of those persons.

### Advocacy Activities

1. DFEH Fair Housing Regulations - comments and drafting assistance with NHLP and WCLP with many QLSPs (including CRLA, Law Foundation, Public Counsel) to secure regulations implementing the statutory obligation to affirmatively further fair housing and avoid actions that have a disparate impact on protected groups.

### Relevant Task Forces

1. Inclusive Community Development Task Force (Convener/coordinator) focusing on policy and advocacy to ensure affordable housing is included and preserved in all communities (75 QLSP attorneys)
2. Mobile Home Working Group Task Force (member) w/ (CRLA & CCLS) focusing on mobile home park preservation in rural areas
3. Public Lands Working Group - Bay Area (with Public Advocates) focusing on enforcement of the Surplus Lands Act

### Relevant Trainings

1. Enforcement of California's Housing Element Law (QLSPs assisted include, LSNC, CCLS, ICLS, Public Counsel, Inner City Law Center, CRLA, LAFLA)

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

The formula portion of the Homelessness Prevention Funds will be devoted exclusively to expanding our current state support work with QLSPs in the areas of increasing affordable housing and prevention of homelessness. Examples of this current work are listed in our answer to question 1, particularly enforcement of Housing Element Law and the protection of homeless people. No funds will be diverted from our current work, and none will be allocated to administration.

Expanded work will include specifically our litigation and advocacy in securing Housing Element Law compliance with local governments and the protection and prevention of arrest and removal of homeless persons. Housing Element Law requires

localities to plan to meet their affordable housing needs, including making sites available for shelters for homeless people. The federal and state constitutions prevent the use of anti-camping, trespassing, nuisance and health and safety ordinances to arrest or harass homeless persons or to dismantle encampments without first providing adequate housing, for many disabled and/or traumatized people. Permanent supportive housing rather than emergency shelter is the only appropriate option.

The funds will allow us to devote additional staff time to this work, including the possibility of increasing staffing during the period of the grant. We will accomplish this expansion through additional litigation and advocacy with QLSPs accompanied by necessary training.

Target populations will be: 1) persons in lower income California communities who lack affordable housing and, therefore, fall under constant threat of homelessness, and 2) persons who are homeless and under threat of arrest and harassment without opportunity for adequate housing.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Public Law Center

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

At present, the Public Law Center performs the following eviction defense/tenant defense assistance in landlord-tenant rental disputes: pre-eviction and eviction legal services, counseling, advice and consultation, limited scope assistance, and representation. PLC also provides legal services to improve habitability, increase affordable housing, ensure receipt of eligible income or benefits to improve housing stability, and prevent homelessness. The following are the activities we carry out in furtherance of these goals:

1. We assist low income residents of the City of Santa Ana, funded by a U.S. HUD Community Development Block Grant (CDBG), with a wide array of eviction defense related services including counseling, advice and consultation, limited scope assistance (pleading preparation, pro per assistance with negotiations, and settlement agreement preparation), and representation. During the nine month period from July 2018 to March 2019 we handled 36 separate matters under this grant. Given that multiple family members reside in these rental units, our services during that period benefited 140 low income individuals. On July 1, 2019 we began a new one-year CDBG grant with the City of Santa Ana to continue to provide these services.
2. Thanks to State Bar Funding from our existing Bank Settlement Grant, we advocate before and, when necessary, litigate against local jurisdictions which are not living up to their obligations under State law with respect to affordable housing. At present, we are engaged in affordable housing advocacy efforts in several Orange County jurisdictions. We have recently litigated affordable housing cases against the cities of Costa Mesa and Garden Grove and are presently litigating an affordable housing case against the city of Huntington Beach.
3. We handle a limited number of mobile home matters on behalf of low-income park residents who are facing loss of their affordable housing due to various actions and practices of mobile home park owners and/or operators.
4. We also advocate before and litigate against local public housing authorities to ensure compliance with federal law and regulations associated with the Section 8 Housing Choice Voucher Program. In this vein, we have advocated for compliance with policies for people seeking fair chance housing opportunities, post-release following incarceration or due to having criminal history, and for survivors of domestic violence.
5. As part of our veterans' unit, we assist low-income veterans with their housing related problems. We provided the same range of services we provide to Santa Ana residents. In addition, we assist veterans with various benefits to which they are entitled to improve their ability to achieve housing stability.
6. In 2018, our housing work resulted in 85 main benefits obtained which affected 258 individuals in households. We obtained \$75,362 in back awards or lump sum settlements and \$5,616 in future monthly benefits (with an unknown time period). We also obtained \$20,003 in reduction or elimination of claimed amounts and \$5,419 in monthly garnishments prevented.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

We plan to use the EAF Homelessness Prevention Fund monies to do the following:

1. Expand our existing eviction defense and other tenant defense assistance, which includes pre-eviction and eviction legal services, advice and consultation, and representation (by both staff attorneys and pro bono volunteers), to low-income Orange County residents beyond those we presently serve. At present, our landlord/tenant work is limited to residents of the City of Santa Ana, thanks to the above mentioned CDBG funding we have received from the City for the past 5 years. The EAF Homelessness Prevention Fund dollars will allow us to expand that work to include low-income Orange County residents who are not residents of the City of Santa Ana.
2. Expand our existing work to increase affordable housing and prevent homelessness by advocating and, when called for, litigating on behalf of mobile home residents. There are a large number of mobile home parks in Orange County and mobile homes are the only opportunity for affordable housing for many low-income residents.
3. Expand our habitability related housing legal services to build on preliminary discussions we had with government inspectors and community groups. At present, we do not have sufficient staffing to work up and litigate habitability related cases on behalf of low-income clients.

4. Maintain our existing staffing on veteran related housing issues. As of September 2019 we will lose our main dedicated source of veterans funding – an Equal Justice Works AmeriCorps grant which allows us to have one legal fellow. Equal Justice Works has announced they are ending their Veterans Legal Corps and as a result we have no other source of funding to maintain our fellow, Kara O'Brien, on our staff.

5. To accomplish the goals set forth above, we plan to use the EAF Homelessness Prevention Fund grant to hire another staff attorney for our Housing and Homelessness Unit to work with our existing attorneys on these efforts. In addition, we will use the EAF Homelessness Prevention Fund funding to hire a paralegal to work with our attorneys and existing paralegal who work on housing matters in our Housing and Homelessness Unit and in our Veterans Unit. Finally, the EAF Homelessness Prevention Fund funds will allow us to keep Kara O'Brien on our staff so she can continue our veterans' related housing work.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Riverside Legal Aid

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Riverside Legal Aid RLA currently does eviction defense, advice to tenants, and mitigation of landlord/tenant issues at our two office locations, Riverside and Indio. All services are provided by volunteer attorneys. Services range from simply providing answers to UD Summons and Complaint, advice on landlord notices to vacate, issues regarding habitability, and any other issues that pertain to tenants problems and rights. In certain cases there is court representation when attorneys are available and negotiations with landlords and other agencies if necessary.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Eviction defense is one of the most important services any legal aid organization could provide. It is the last line of defense against the growing homeless population and the arbitrary actions of landlords whose business concerns always exceed their obligations to humanity and the quest for a better life for all. Many individuals can be saved from homelessness merely by responding to an unlawful detainer and having good legal advice. Many more could do even better with an attorney by their side. Others could certainly benefit before eviction processes begin with good legal advice on problems that exist between them and their landlords. Because of the 5 day turn around response to a UD Summons and Complaint, legal aid organizations such as Riverside Legal Aid RLA need to have emergency plans/staff available on all business days, much the same as staffing a hospital emergency room to be able to quickly prepare a UD response when appropriate to have ready for very short filing deadlines. Additionally, attorneys should be able to represent clients in court in more complicated and/or appropriate cases and clearly be able to provide general legal advice to troubled tenants in advance of eviction proceedings. RLA does not currently employ a staff attorney or contract attorney for that purpose. All eviction defense work is being conducted by volunteers, including a very dedicated volunteer in Indio who is litigating very complicated eviction defense cases involving mobile homes, a particularly nasty way landlords are making money at the expense of others since the landlord upon evicting the mobile home tenant can acquire the already paid for mobile home for free after eviction. Our volunteer attorney has recently concluded work on a case where the landlord at the mobile home park was ordered to pay the tenant \$10,000 for her mobile home. She also received some free rent and all UD cases were dismissed. We had 3 other mobile home clients that were being evicted due to failure to pay outrageously high utility bills. Pays and stays were negotiated and Department of Weights and Measures are working with RLA to correct the parkwide problems and void all 60 day notices. These are excellent examples of what can be done by our organization to help tenants with unfair and arbitrary evictions. Funding of a contract attorney would allow RLA to greatly increase the client base because these landlords are blatantly using the eviction proceedings for their own enrichment. This grant would support the need to fight back against rapacious landlord practices which harm renters and create homelessness. The contract attorney would not have to be full time, but on an as needed basis. We do occasionally have volunteers available but unfortunately due to the nature of volunteerism we cannot guarantee this type of emergency service to anyone on a 5 day turnaround. It is sad to admit that sometimes people with valid landlord tenant defenses do not get helped because no volunteer is available. RLA proposes the hiring of a part time contract attorney to be available on an as needed basis and paid accordingly, only for the time that he/she actually works. The contract attorney could make necessary court appearances in many of the cases and provide necessary litigation support for complex cases such as our Indio cases. Contract and volunteer attorneys will work side by side to engage clients pre-eviction as well to explain legal rights and attempt to work out problems with landlords. As an attorney I have worked on all of these aspects of eviction defense. It cannot be underestimated how much good it will do so many of our clients to simply have an attorney present in court with them. When I have appeared in court defending tenants I am continually appalled at how badly they are treated in Court and even those with good defenses are frequently not even able to speak. Those tenants with attorneys do so much better and at least are able to present their defenses. RLA hopes to be able to participate in court proceedings and other litigation as often as possible for maximum benefit to clients. As far as we are aware we are currently the only legal aid organization in the Palm Springs/Indio area defending evictions. Additional resources for us would greatly benefit this very needy and underserved area. It would be extremely advantageous if we could take on more cases and have a greater courtroom presence. Additionally, the money in this grant could be used to network and reach out to agencies such as fair housing and tenants' rights organizations so that tenants would understand the services we provide. We would create new

client populations and spread the word that help is out there and they do not have to become homeless. This could be done by setting up resource fairs and clinics at locations at or near the most vulnerable of the population to eviction. The amount of money in this grant could facilitate the above. We have 2 offices in 2 locations: Riverside and Indio. If the same contract attorney could not be available in both areas the job could be shared by 2 or more and should not result in any additional costs since it is on an as needed basis. Most of the grant money would be paid to contract attorney services and support services. However a fair amount would go into outreach in the community as well. A small portion could be used to recruit volunteer attorneys. One of the most effective ways is to provide free mcle programs in exchange for volunteer hours. A percentage of the grant would be attributable to supporting paralegal services. An additional percentage would be attributable to taxes, benefits, and operating costs on a proportional basis. Riverside Legal Aid is sincerely hoping that our proposed services would greatly benefit the entire County of Riverside in stemming the tide of homelessness.



## 2019 EAF Homelessness Prevention Fund

**Organization:** San Diego Volunteer Lawyer Program

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; SDVLP currently operates an Unlawful Detainer Clinic at the Vista Courthouse, providing legal information to self-represented litigants in landlord-tenant disputes. Services are provided on a walk-in basis, and litigants may return as often as needed to confer with staff and volunteer attorneys.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

In SDVLP's Unlawful Detainer Clinic, litigants receive assistance with completing court forms but are not provided with legal advice or representation. Litigants must file court documents and appear in court without SDVLP assistance.

SDVLP proposes to expand its current program to provide advice and limited assistance to tenants in landlord-tenant disputes. This assistance would include: providing limited representation to tenants seeking affirmative relief for such claims as unlawful utility shut-off or lockouts; drafting cease and desist letters; drafting demand letters; answering complaints; responding to discovery; and drafting and negotiating settlement agreements, including bargaining for additional time to move out or relocation funds to provide the tenant with a "soft landing."

SDVLP will hire a part-time staff attorney to provide limited representation and advice to clients in the identified areas. Additionally, SDVLP will recruit pro bono attorneys to assist the program, and will create manuals and other training materials that will be used to mentor and train pro bono attorneys to represent SDVLP clients.

The goal of SDVLP's expanded services will be to prevent homelessness by helping clients avoid eviction, and the negative impact of a public eviction record, or obtain additional time and funds to smoothly transition to new housing without experiencing homelessness.

## 2019 EAF Homelessness Prevention Fund

**Organization:** San Luis Obispo Legal Assistance Foundation

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Through our veterans program we provide the full range of legal services to homeless veterans with the goal of permanently housing them.

Through Senior Legal Service Project, we currently provide a range of services depending on the clients' needs, the organization's capacity and the merits of the clients' case. At the most limited level, we offer information and referrals to other resources over the phone. If the caller is eligible for our program and there are not other resources available, we offer the caller an appointment with either the Legal Director or a pro bono attorney. At the appointment, the client is provided with advice and consultation as to their rights and recommendations as to how to proceed. In some instances, full representation is provided by the Legal Director or pro bono attorney. We currently provide legal assistance with eviction defense, tenants' rights, security deposits, government benefits, and habitability cases. The organization currently has its first impact case -- a class action habitability case filed against an apartment building owner with private co-counsel.

Our Legal Director attends regular meetings with community partners in order to keep current on local resources and share information about our services. Our Legal Director also provides community outreach and education on topics including housing and recently was a speaker at the County's annual Fair Housing Seminar on the topic of habitability.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

SLOLAF has noted an increasing need for housing-related legal services in our County, and has felt limited in the scope of services we can provide due to funding restrictions. There is more need than we can currently accommodate, and this funding would allow us to fill in the gaps that are becoming more and more apparent.

SLOLAF plans to use the funds to expand the housing services currently provided to seniors and indigent veterans in San Luis Obispo County. This will include an increase in the amount of services we can offer and also increase the population we serve to not only seniors and homeless veterans (our current restrictions under a different grant) but will include any veteran who is eligible under State Bar guidelines. We anticipate using the funding on personnel in order to be able to provide more direct legal services to these vulnerable populations. With more staff hours, we expect to be able to offer more in-depth services, including full scope representation, to more clients needing help with housing problems. With increased staff hours, we also expect to be able to leverage more pro bono volunteer hours for the housing work since we would have one staff person devoted to the housing program who can also work on recruiting and training volunteer attorneys and law school interns interested in the work.

In addition, the timing is good for SLOLAF to bolster our work in this area, due to the upcoming end of the County's Landlord/Tenant Clinic as of 12/31/19. This has been run under a partnership grant between another LSP and County Courts. With a more robust housing presence in the legal community, SLOLAF will be able to not only service the populations noted above, but could potentially then apply for the partnership grant to run this clinic in the future and have legal staff already in place that has a strong housing-related background. Also, it appears that the other veterans' program we work currently on may be coming to an end mid-2020 due to cuts in Federal funding. Should this happen, again it would be beneficial for SLOLAF to already have a robust housing program in place to be able to continue legal services for the homeless veterans in our County.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Santa Clara County Asian Law Alliance

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; We provide eviction defense and other tenant defense assistance in landlord-tenant disputes including full representation, advice/consultation. Also, we currently conduct renter education events and legal services to improve habitability. Our current services also includes representation, advice/consultation to insure the receipt of benefits to improve housing stability and homeless prevention.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Our current eviction defense and other tenant defense assistance in landlord-tenant disputes including full representation, advice/consultation are focused primarily on city of San Jose residents and our renter education events are also primarily focused on city of San Jose residents. We intend to expand to other cities in Santa Clara County, including Santa Clara, Sunnyvale, Mountain View, Cupertino, Morgan Hill and Gilroy. Our representation, advice/consultation to insure the receipt of benefits to improve housing stability and homeless prevention are also focused on the residents of the city of San Jose. These services will also be expanded to the cities of Santa Clara, Sunnyvale, Mountain View, Cupertino, Morgan Hill and Gilroy.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Senior Adults Legal Assistance

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Founded in 1973, SALA provides free legal services to Santa Clara County residents 60 or older consistent with the mandate of the Older Americans Act.

As noted in our response to the initial survey for EAF grant funds, since SALA's inception we have provided free legal assistance in the area of Housing Law (including eviction defense or other tenant defense) to senior renters with landlord tenant-matters or disputes to prevent their displacement, eviction, or homelessness, including but not limited to pre-eviction or eviction legal services, counseling and advice, pro-per assistance, brief service, negotiation, and representation. SALA also provides free legal services to elderly renters at risk of eviction or displacement, such as assistance with subsidized housing problems or reasonable accommodations, to improve or support the habitability, affordability, or stability of their housing.

That said due to limited resources and the reduction of funding in recent years, SALA has not been able to fully serve many elderly renters that have requested our legal assistance with landlord-tenant problems or disputes. This was also demonstrated in the results from the recent Intake Census in May that we submitted to the State Bar.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

SALA is the sole provider designated to provide free legal services to Santa Clara County residents 60 or older under Title III of the Older Americans Act. SALA's overarching goal is to support our clients to live safely, stably, independently, and to Age in Place in the housing of their choice.

We currently provide our legal services primarily at intake appointments at 18+ senior centers/sites located throughout Santa Clara County or by phone intake (for clients with emergencies) and through follow up legal work by our attorneys in our Central Office in San Jose.

Since SALA's inception we have provided legal assistance in the area of Housing Law (including eviction defense or other tenant defense or assistance) to senior renters to prevent their displacement, eviction, or homelessness. That said, due to limited resources and the reduction of funding in recent years (including the loss of \$52,000+ from the City of San Jose Senior Health & Wellness Program in 2017-18), SALA has not been able to adequately or fully serve many elderly renters/tenants that have requested legal assistance with landlord-tenant problems or disputes.

The remainder of this narrative will describe how we will use the preliminary calculation of a minimum distribution amount of \$50,000 of EAF Homeless Prevention Project funds to expand the services we are currently providing. It covers the Target Population, Scope of Proposed Services, Goals and Outcomes, Method of Service Delivery, and Budget and Staffing. We note that SALA is open to receiving funding in addition to the minimum distribution of \$50,000 should we qualify and should this become available.

**Target Population for EAF Homeless Prevention Project**

Per the mandate of Title III of the Older Americans Act, our legal services are targeted to senior adults (60 or older) residing throughout Santa Clara County that are low income or at risk of abuse, isolation, displacement, or loss of independence.

For this EAF project, the target population will further target seniors 60 or older (1) renting apartments or homes, (2) living in senior rental housing projects or subsidized rental housing projects, (3) paying space rent in mobile home or RV parks, (4) residing in boarding homes, residential care, or skilled nursing facilities (if allowable under EAF guidelines), or (5) any other senior adults that are renters/tenants that are vulnerable to displacement or are facing eviction.

Title III prevents us from using a means (income) test to restrict eligibility or refusing to serve older adults who decline to provide income information. That said, under IOLTA and EAF guidelines individuals that qualify for Title III legal services are presumed to be indigent for the purpose of grant funding. Per our recent communications with Greg Shin at the Office of Access and Inclusion, we understand that this presumption of indigence also applies to this EAF Homeless Prevention grant. Demographics for the total countywide clients that received legal services from SALA in Calendar Year 2018 indicate 47% were age 75/+, 43% were frail/disabled, and 24% lived alone (factors placing them at risk of isolation or institutionalization). In addition, 50% were minority elders and 67% were female. We expect a similar demographic breakdown for the clients that will be served by this EAF Project.

**Scope of Services for EAF Homeless Prevention Project**

If EAF Homeless Prevention funding is awarded, SALA would provide expanded and enhanced eviction defense or other tenant defense legal assistance to the target population above (elderly renters) with landlord-tenant problems or disputes including but not limited to pre-eviction or eviction legal services. If allowable under EAF guidelines, this would also include seniors residing in residential care (licensed and unlicensed) or skilled nursing facilities that are at risk of displacement or that are facing eviction. SALA also proposes to provide expanded and enhanced legal services with problems related to subsidized housing or reasonable accommodations, with the goal of improving or supporting the habitability, affordability, and/or stability of the housing of clients that are elderly renters/tenants.

More specifically SALA proposes to provide expanded and enhanced legal assistance (legal advice/counseling, pro per assistance with documents, brief service/negotiations, or legal representation) to seniors at risk of eviction or displacement in areas including, but not limited to, the following:

- legal rights and protections available to them as renters/tenants to prevent unlawful evictions;
- problems or disputes related to rental agreements/leases and/or occupancy rules that jeopardize their housing, including but not limited to rental housing, subsidized housing, and mobile homes;
- problems or disputes with the Housing Authority and/or Section 8 eligibility;
- reasonable accommodations or reasonable modifications needed to prevent displacement and support Aging in Place;
- notices to terminate a tenancy (prior to the filing of an Unlawful Detainer);
- notices to terminate residency in residential care or skilled nursing facilities (if allowable under this EAF grant);
- tenant protection ordinance enforcement as this relates to individual clients' cases, such as Just Cause eviction, rent control, or Ellis Act ordinances adopted by local jurisdictions;
- legal options and services available to senior tenants if they are served with an Unlawful Detainer (UD) action;
- pro per assistance with filing or answering a UD Summons and Complaint; and
- legal representation in any of the areas above where such representation is feasible and consistent with SALA's Case Acceptance Guidelines and our available resources

#### Goals and Outcomes for EAF Homeless Prevention Project

The overarching goal of our legal work in Housing Law and for this EAF project is to prevent our target clientele's displacement, eviction, or homelessness (including assisting with "soft landings" into new housing), and/or to stabilize clients' housing that might be in jeopardy so that they can Age in Place in the living environment of their choice for as long as possible.

With respect to measurable service goals (client outputs), for the EAF grant period of 21 months with a minimum grant amount of \$50,000, we estimate that we will be able to provide the legal services described above, as documented by statistical data from client intake forms, to at least 32 unduplicated elders who are tenants/renters. This estimate is based on the current average cost per case at the pre-eviction or eviction stage accepted by SALA and should give us flexibility to accept some types of cases we cannot accept now because they might require a greater commitment of time. That said, with a grant amount of \$50,000 over a period of 21 months (an average of \$2,381 per month), it may not be feasible to provide representation in protracted court trials in Unlawful Detainer matters. We also note that the projected number of clients above is an estimate which may be revised after our funding amount is finalized and our EAF Homeless Prevention Project budget and final staffing plan is submitted in August.

With respect to client outcomes, we will use the following outcome measure: Of the clients whose cases were closed during the EAF grant period of 21 months, 80% will have experienced increased access to legal information, legal counseling, pro per legal tools, or legal assistance or representation to protect or enforce their rights as renters/tenants and/or to prevent their displacement or eviction.

SALA proposes to continue with the following methodology, which is currently in use agency-wide, to measure and evaluate progress toward achieving the EAF Project outcome and results described above. Agency data will be collected from client intake forms and closing reports for clients whose casework was completed during the EAF grant time period. This data will confirm that the primary legal problem presented at the initial client intake is of a type covered by this grant. It will also document the final disposition of that matter (by "Legal Resolution/Other Closure Categories Code") upon the closing of a client's case.

Per the requirements of this EAF Project grant, SALA will also track the EAF Homeless Prevention Project clients separately for Main Benefits related to homelessness prevention, and will report on correlating demographic data information for the clients served.

#### Method of Service Delivery for EAF Homeless Prevention Project

The above described legal services will be delivered to individual clients initially seen at SALA's senior center intake appointment locations throughout Santa Clara County and at SALA's Central Office in San Jose. SALA's senior center intake sites schedule our clients for our on-site appointments, but they do not pre-screen prospective clients for their legal matters, so the level and scope of expanded legal services SALA will provide through this EAF project will be dependent upon clients' particular legal matters presented at intake appointments and SALA's available resources at that time.

Clients with urgent matters that cannot wait for a senior center appointment (e.g., 3 Day Notices, UD Complaints, etc.) will be served through intake by phone or in person at our Central Office in San Jose. As needed, home visits will also be made to homebound seniors and, if allowable under the EAF grant, to older adults residing in residential care or skilled nursing facilities who are at risk of displacement.

As EAF Project staffing capacity allows, and to reach out to our target population, outreach/renter education might also be provided through presentations to groups at senior centers or other sites in the community where older adults congregate. SALA does not establish an attorney-client relationship with persons that attend these group presentations, nor do we complete client intake forms for them, so there could be no tracking for Main Benefits related to homelessness prevention or reporting of correlating demographic data for participants at these presentations.

#### Budget and Staffing for EAF Homeless Prevention Project

SALA proposes to use EAF funding to primarily support SALA staff positions delivering, supervising, and/or evaluating the expanded EAF services described. If we qualify for a grant we will be prepared to submit a 21 month budget to the State Bar in August with more detail.

Lastly we note that EAF funding would not replace existing funding at SALA because this year we are facing a deficit created by the loss of \$52,000+ annually in our 3 year grant from the City of San Jose. This new EAF funding will help us maintain the highest level of staffing possible despite funding reductions while also enabling us to provide the expanded services described herein to senior tenants/renters in Santa Clara County.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Senior Advocacy Network

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Currently, we provide pre-eviction assistance in landlord tenant disputes. This includes counseling, advice and consultation to seniors to understand their tenancy contracts and rules and regulations of their housing complex. We work with landlords to allow service/companion animals. We assist clients with applications for public and low income housing providing education about rules and regulations of public housing. We provide outreach to senior mobile home and apartment complexes to explain new rules/regulations. We work with landlords when restraining orders are being filed to kick out abusive co-tenants which action will prevent the senior's eviction.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

We plan to expand services we currently offer for Unlawful Detainer actions from giving advice to review notices for purpose of Motions to Quash, filing answers, setting aside defaults, stays of execution, and negotiations for alternatives to formal evictions and all other aspects of eviction defense. We will provide legal representation in court for all eligible clients and will be the only legal aid in our county that provides this service. A "Housing Specialist" bi-lingual attorney will be hired to handle these cases and a legal assistant will be trained and assigned to this department.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Senior Citizens Legal Services

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; SCLS has and continues to represent tenants in housing matters. This includes advice before Unlawful Detainer filings, representation of tenant defendants, reasonable accommodations requests, counseling, and renter education.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

SCLS plans to hire a new attorney to provide more litigation services to additional clients. The objective of this position is to reach more at low income seniors in Santa Cruz and San Benito Counties. SCLS will hold outreach sessions in locations determined by senior needs survey as done by Seniors Council. When clients are found through clients contacting SCLS. Housing clients will be send to be supervised and handled by the new attorney funded by the grant. This will allow SCLS to help 100 additional clients with their housing issues. SCLS will be allowed to take more cases to court in representation of the client. The target population will be low income seniors (60+) in Santa Cruz and San Benito Counties.



## 2019 EAF Homelessness Prevention Fund

**Organization:** USD School of Law Legal Clinics

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; The Veterans Legal Clinic, one of ten client-focused clinics of the University of San Diego Legal Clinics, currently provides critical support to low-income veterans in San Diego County to ensure they receive eligible income and benefits to improve housing stability and support homelessness prevention efforts.

The Veterans Legal Clinic does this primarily through two services:

- 1) The Veterans Legal Clinic represents low-income veterans in appealing unfavorable determinations by the Department of Veterans Affairs ("VA") of their disability compensation claims. These disability benefits are often crucial to ensure the veteran is able to afford stable housing as the basis of the claim is that a veteran's service-connected disability is impacting their ability to work. Successful appeals can result in both significant back pay compensation and also disability compensation each month for as long as the disability persists, which results in improved housing stability. The Veterans Legal Clinic has had success pursuing such appeals in the past and will assist veterans in appealing adverse determinations at the VA Regional Office, Board of Veterans Appeals and, if necessary, the Court of Appeals for Veterans Claims.
- 2) The Veterans Legal Clinic also represents veterans seeking to correct the characterization of their military discharge. When a veteran leaves military service they receive a characterization of discharge (e.g. Honorable, General, Other-Than-Honorable, Dishonorable, etc.). The characterization of the discharge directly impacts the veteran's ability to qualify for disability compensation and other VA benefits. Many veterans with less than fully honorable discharges have underlying service-connected mental health issues that contributed to the misconduct that led to their adverse characterization of discharge. Due to the veteran having a "bad" discharge, the veteran not only must deal with the underlying mental health issue but also is cut off from many or most VA services and disability compensation. The Veterans Legal Clinic represents veterans in petitioning the Department of Defense's ("DoD's") discharge correction boards to consider re-characterizing the veteran's discharge so that they have access to VA assistance and compensation. Through the Veterans Legal Clinic's ongoing outreach efforts to homeless veterans, we have discovered a significant portion of homeless veterans are barred from receiving VA assistance due to the characterization of their discharge. If these veterans were eligible to receive VA benefits, many would be awarded significant assistance that could be used to pay for housing.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

If fortunate enough to receive funding from the EAF Homelessness Prevention Fund, the Veterans Legal Clinic will utilize the funding to further our efforts at assisting low-income veterans in San Diego County receive disability compensation benefits from the VA that can be used to ward off homelessness. We will also use the funds to assist veterans appeal to have their characterization of service reassessed by the DoD as described above in order to make these veterans eligible for VA benefits.

Specifically, the Veterans Legal Clinic will use these funds to hire a post-bar Fellow or staff attorney who will work on securing benefits for veterans under the supervision of the Veteran Legal Clinic's managing attorney. We anticipate the Fellow will allow the Clinic to expand the number of low-income veterans the Clinic is able to directly represent and will also expand the Clinic's outreach efforts to homeless and near-homeless veterans to educate them on potential veterans' benefits they may be eligible to receive and use towards housing.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Veterans Legal Institute

**Eligibility Category:** LSP

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; Veterans Legal Institute currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. Free legal services are provided by VLI staff attorneys and its pro bono attorney network. As well, VLI has a long term relationship with Volunteers of America Los Angeles, Orange County chapter. The two organizations are housed in the same office building and clients receive warm hand offs to ensure veterans remain safely housed, including achieving emergency/temporary housing and housing vouchers.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Veterans Legal Institute will use the funding to:

1) Replace funds being lost to the shut down of the Equal Justice Works AmeriCorps, Veterans Legal Corps fellowship program. For the past three years, Veterans Legal Institute has had a legal fellow through this competitive program. This legal fellow managed over 200 cases per year and worked closely with fellow organizations like Volunteers of America Los Angeles to prevent veteran homelessness.

2) Expand services currently being provided to prevent veteran homelessness. Veterans Legal Institute is adding an additional location at the Veterans Hub hosted by the Tierney Veterans Center of Goodwill OC in Santa Ana, CA. There we will get constant in house referrals from the hub. Also, Veterans Legal Institute is expanding to provide free legal clinics for veterans in the Inland Empire. These clinics will be at the Veterans Services Offices in San Bernardino and Riverside where veterans are significantly affected by poverty and homelessness and lack legal resources which are specific to their military service. Further, VLI has secured support of local Inland Empire attorneys to expand its pro bono network in anticipation of this increased caseload.

Funding will be spent on an attorney dedicated solely to housing issues and will be applied to base salary and necessary overhead. VLI expects to hire a more experienced attorney for a projected cost of \$75,000. This includes \$60,000 as base salary and an additional \$15,000 to cover necessary payroll taxes, insurances, bar fees, and travel across four Southern California counties.

Methods: The housing attorney will provide free legal services to indigent veterans through the VLI office in Santa Ana and its strategic outreach clinics. In addition to the expansion noted above, current clinics include the VA Hospital in Long Beach, the North County Vet Center in Garden Grove, the Starbucks Coffee in Santa Ana adjacent to homeless population at the Civic Center, the Orange County Veterans Service Office, the City of Mission Viejo, and Saddleback College.

Objectives:

Over the course of a full calendar year:

1. Provide free legal services in housing issues for up to 200 indigent veterans
2. Educate and train up to six (6) law students and/or attorneys in veteran-specific housing issues, advocacy and provision of legal services
3. Provide at least one (1) training to different local organizations regarding military law and veteran-specific legal issues affecting stable housing, including local bar organizations, law schools, and law firms

Outcome:

Over the course of a full calendar year, increase positive outcomes for up to 90% of indigent veterans by increasing access to justice, improving housing stability, and preventing homelessness.

Population served:

Funding will service indigent veterans in Los Angeles, Orange, San Bernardino and Riverside Counties. From our history of service in veteran homelessness prevention, we expect to be serving clients from all ages (early 20s to older veterans), including military families with dependent children and veteran college students. These four counties have active military bases. As a result, VLI expects to be serving both transitioning US service members and veterans who are struggling to re-establish their civilians lives in a region where cost of living is among the highest in the nation.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Western Center on Law and Poverty

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; One of our three core practice areas, Western Center on Law & Poverty fights for Californians to have access to healthy, sustainable and affordable housing in neighborhoods of their choosing.

We also defend strong, clear, and enforceable anti-displacement protections. Our current litigation docket includes 17 cases related to housing issues in which we work alongside legal aid organizations as co-counsel. We also provide technical assistance and training in housing and tenant matters to field programs. Our priorities include the following:

We protect tenants from eviction and landlord abuse, and ensure access to housing by:

- Working to ensure fair rents, requiring good cause for eviction, increasing procedural protections for tenants facing eviction, and eliminating incentives for investor speculation,
- Combating discrimination in housing,
- Creating ways for unhoused individuals to access the support and resources they need to obtain and maintain housing,
- Working to end unfair policies that lead to the criminalization of unhoused individuals.

We also work to preserve the existing housing stock by:

- Preventing older subsidized units from being converted to market-rate units,
- Calling for state subsidies to allow affordable housing operators to reduce rents while maintaining high quality housing,
- Strengthening laws that ensure rental units and neighborhoods are healthy and habitable.

Further, we promote equitable planning and development by:

- Eliminating local discretion to deny affordable housing projects,
- Leveraging private development to promote the creation of units for very low and extremely low-income individuals and families,
- Securing funding for deeply affordable housing,
- Creating more opportunities for community ownership and control of land and housing; ensuring public land is used for public good,
- Dismantling structural racism in land use and planning.

A second practice area for Western Center is to ensure the delivery of income, benefits and services designed to assist families who are homeless or at-risk of homelessness to move out of their current housing crisis, and increase housing stability for others. We work to increase enrollment and retention, and where applicable, benefit levels across all safety net programs that serve low-income Californians such as General Relief, CalWORKS, CalFresh and Supplemental Security Income (SSI).

This work provides a roadmap to financial security for the people who need it most by expanding access to jobs and income, demanding that state and local governments provide nutrition and other public benefits that our clients are entitled to, and ending unjust court-ordered debt, fines and fees, and financial services that strip Californians of their precious assets.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

Western Center on Law and Poverty allocates more than a third of its budget, projected to be \$1.7 million in 2019, to program activities related to housing and homelessness prevention. This is in addition to financial security activities that help provide a social safety net to help families who do not have sufficient income to meet their basic needs and reduce immediate hardship. Western Center's financial security program has a total budget of nearly \$1.5 million.

Beyond sources of revenue provided by State Bar grant programs each year, and a modest number of other competitive grant programs, Western Center must fundraise for significant unfunded program activities—some from program-specific grants, others from unrestricted sources—each year.

Funds from this grant opportunity will not supplant others, and will be used to fund new litigation, namely two cases just filed in 2019 related to affordable housing and homelessness, trainings, and technical assistance.

### IMPACT LITIGATION

Western Center will lead local legal aid program partners and pro bono co-counsel in class action and other high-impact cases that protect basic rights for all low-income Californians. Our current docket of 35 cases addresses issues such as

discrimination against tenants, barriers to getting and keeping General Relief for persons with mental disabilities, and medically fragile children denied Medi-Cal skilled nursing care they are entitled to. Of those, 17 concern affordable housing protections, anti-displacement, fair housing, and emergency housing specifically.

#### TECHNICAL ASSISTANCE AND EDUCATION

Western Center attorneys and advocates will provide help to hundreds of legal services attorneys and advocates throughout California by hosting and participating in approximately 25 trainings related to housing, developing publications, and providing hundreds of one-to-one technical assistance sessions in 2020.

All of our work seeks to address California's housing crisis and its disproportionate effects on the most vulnerable Californians and unhoused individuals. This work will be informed by Western Center's participation on Governor Gavin Newsom's new homelessness task force [http://cert1.mail-west.com/rm6Nyj6A/nmc7/16Ngtmyuzja/e5x6c6/N0yr5kcqc/mktne616Nqvnq6/xcyc2/umstee?\\_c=d|ze7pzanwmhlzgt|16ragxz2plpkfzh&\\_ce=1563304272.32883e68960add6c72fb191d2305f3fc](http://cert1.mail-west.com/rm6Nyj6A/nmc7/16Ngtmyuzja/e5x6c6/N0yr5kcqc/mktne616Nqvnq6/xcyc2/umstee?_c=d|ze7pzanwmhlzgt|16ragxz2plpkfzh&_ce=1563304272.32883e68960add6c72fb191d2305f3fc). The group will "advise the Administration on solutions to address the state's homelessness epidemic."

## 2019 EAF Homelessness Prevention Fund

**Organization:** Youth Law Center

**Eligibility Category:** SC

**Requested Amount:** Full amount

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; We provide advocacy, advocacy support, consultation, training, and written resource materials to prevent homelessness, increase access to affordable housing, and support housing stability by ensuring receipt of eligible income or benefits for young people currently or formerly involved in the juvenile court system.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**

YLC will seek to improve housing stability and prevent homelessness among vulnerable children and youth involved in/exiting the foster care and juvenile justice system and to raise awareness of QLSP lawyers, other advocates, community groups, policy makers, child welfare and probation staff/and agencies concerning housing issues that impact these populations (including ensuring youth are getting full benefits of laws and public benefits designed to prevent homelessness and provide housing, ensuring that state and local policies do not impose barriers to support; and ensuring that youth in all areas of the state have equal access to the benefits they are entitled to in order to ensure a safe, stable living environment after the age of 18.)

As a support center, we will focus on providing QLSPs advocacy support, TA, consultation, direct advice, training, written materials and other resources concerning housing issues impacting the youth populations described above. We want to help QLSPs: increase their awareness of the housing issues impacting children and youth in the system; increase their ability to identify issues that affect their clients' housing who are involved with the child welfare or juvenile justice system; increase their understanding of housing benefits available to these youth and families; understand the rights involved in housing advocacy for these youth; be able to identify and building working relationships with other advocates working on housing issues; and undertake and participate in additional advocacy on housing issues for these youth.

## 2019 EAF Homelessness Prevention Fund

**Organization:** Yuba-Sutter Legal Center for Seniors

**Eligibility Category:** LSP

**Requested Amount:** Minimum distribution amount of \$50,000

- **Please confirm that your organization currently provides eviction defense or other tenant defense assistance in landlord-tenant rental disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. If Yes, please explain.**

Yes; We advise and represent, when appropriate, seniors (persons 60 and over) who are being evicted or threatened with eviction, have habitability issues with landlords, whether they are in apartments, rental housing or mobile home parks. This includes negotiation with landlords, educational talks on tenants' rights, filing of answers in unlawful detainer cases, etc. We also assist and represent seniors in obtaining benefits such as Supplemental Security Income, Cal-Fresh, etc., and in applying for Section 8 and subsidized housing.

- **Please provide an explanation of how your organization plans to use the funding to expand the services that you're currently providing in accordance with the budget bill language (consider objectives, methods, outcomes, target population, etc.).**
  1. Outreach to senior tenants. Increase educational talks on tenants' rights and the mobile home park residency laws to area tenants. There are over a dozen mobile home parks in both counties, with a majority of them occupied by seniors, located in the Yuba County foothills and Yuba City and Live Oak in Sutter County. Currently the Legal Center does not have staff to give talks to these residents except sporadically. This will increase seniors' knowledge and ability to advocate for their rights as tenants.
  2. Increase direct representation. The Legal Center will increase its representation of seniors in unlawful detainers, by hiring additional, temporary staff. The focus will be on negotiating with landlords to facilitate "soft landings" for tenants in order to avoid evictions on their records and obtaining, when possible, relocation funds.

# DRAFT

	Organization	IOLTA Distribution in 2019	% of IOLTA Full Allocation	Initial Distribution + 50K minimum	Requested Amount	IOLTA Distribution in 2019	% of IOLTA Full Allocation taking out the orgs that requested less	Difference to be redistributed	Redistributed based on decreased requests	Total Allocation
IOLTA LSP	Advancing Justice - Asian Law Caucus	207,360	0.9618 %	138,489.58		207,360	0.9748 %		\$ 524.12	139,013.70
IOLTA LSP	Affordable Housing Advocates	14,030	0.0651 %	50,000.00		14,030	0.0660 %		\$ 35.46	50,035.46
IOLTA LSP	Aids Legal Referral Panel	29,500	0.1368 %	50,000.00		29,500	0.1387 %		\$ 74.56	50,074.56
IOLTA LSP	Alameda County Bar Volunteer Legal Services	65,510	0.3039 %	50,000.00		65,510	0.3080 %		\$ 165.58	50,165.58
IOLTA LSP	Alliance for Children's Rights	466,630	2.1644 %	311,648.30		466,630	2.1936 %		\$ 1,179.45	312,827.75
IOLTA LSP	Bay Area Legal Aid	475,020	2.2033 %	317,251.74		475,020	2.2331 %		\$ 1,200.65	318,452.39
IOLTA LSP	Bet Tzedek Legal Services	718,960	3.3348 %	480,172.01		718,960	3.3798 %		\$ 1,817.23	481,989.24
IOLTA SC	California Advocates for Nursing Home Reform	188,202	0.8730 %	125,694.52		188,202	0.8847 %		\$ 475.70	126,170.22
IOLTA LSP	California Rural Legal Assistance, Inc.	1,880,870	8.7242 %	1,256,177.15		1,880,870	8.8420 %		\$ 4,754.06	1,260,931.22
IOLTA SC	California Women's Law Center	188,202	0.8730 %	125,694.52	88,000		0.0000 %	37,694.52	\$ -	88,000.00
IOLTA LSP	Central California Legal Services	1,054,690	4.8921 %	704,396.09		1,054,690	4.9581 %		\$ 2,665.82	707,061.92
IOLTA	Child Care Law Center		0.8730				0.8847		\$	

SC		188,202	%	125,694.52		188,202	%		475.70	126,170.22
IOLTA SC	Coalition of California Welfare Rights Organizations	188,202	0.8730 %	125,694.52		188,202	0.8847 %		\$ 475.70	126,170.22
IOLTA LSP	Community Legal Services in East Palo Alto	179,700	0.8335 %	120,016.29		179,700	0.8448 %		\$ 454.21	120,470.49
IOLTA LSP	Contra Costa Senior Legal Services	23,040	0.1069 %	50,000.00		23,040	0.1083 %		\$ 58.24	50,058.24
IOLTA LSP	Disability Rights California	2,603,650	12.076 8%	1,738,900.43		2,603,650	12.239 8%		\$ 6,580.95	1,745,481.38
IOLTA SC	Disability Rights Education and Defense Fund	188,202	0.8730 %	125,694.52		188,202	0.8847 %		\$ 475.70	126,170.22
IOLTA LSP	East Bay Community Law Center	124,750	0.5786 %	83,316.82		124,750	0.5865 %		\$ 315.32	83,632.13
IOLTA LSP	Elder Law & Advocacy	128,380	0.5955 %	85,741.19		128,380	0.6035 %		\$ 324.49	86,065.68
IOLTA SC	Family Violence Appellate Project	188,202	0.8730 %	125,694.52		188,202	0.8847 %		\$ 475.70	126,170.22
IOLTA LSP	Family Violence Law Center	14,190	0.0658 %	50,000.00		14,190	0.0667 %		\$ 35.87	50,035.87
IOLTA LSP	Greater Bakersfield Legal Assistance	508,010	2.3564 %	339,284.78		508,010	2.3882 %		\$ 1,284.04	340,568.82
IOLTA LSP	IELLA Legal Aid Project	194,770	0.9034 %	130,081.09		194,770	0.9156 %		\$ 492.30	130,573.39
IOLTA LSP	Inland Counties Legal Services	1,400,380	6.4955 %	935,272.17		1,400,380	6.5832 %		\$ 3,539.58	938,811.75
IOLTA LSP	Inner City Law Center	343,480	1.5932 %	229,400.08		343,480	1.6147 %		\$ 868.18	230,268.26
IOLTA LSP	Justice & Diversity Center of the Bar Association of SF	124,550	0.5777 %	83,183.24		124,550	0.5855 %		\$ 314.81	83,498.05
IOLTA SC	Justice in Aging	188,202	0.8730 %	125,694.52		188,202	0.8847 %		\$ 475.70	126,170.22
IOLTA LSP	La Raza Centro Legal	49,080	0.2277 %	50,000.00		49,080	0.2307 %		\$ 124.05	50,124.05
IOLTA LSP	LACBA Counsel for Justice	98,930	0.4589 %	66,072.41	50000		0.0000 %	16,072.4	\$ -	50,000.00



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IOLTA LSP	Lawyers' Committee for Civil Rights	127,090	0.5895 %	84,879.63		127,090	0.5975 %	\$ 321.23	85,200.86
IOLTA LSP	Legal Aid at Work	419,700	1.9467 %	280,305.15		419,700	1.9730 %	\$ 1,060.83	281,365.98
IOLTA LSP	Legal Aid Foundation of Los Angeles	1,005,700	4.6648 %	671,677.13		1,005,700	4.7278 %	\$ 2,541.99	674,219.12
IOLTA LSP	Legal Aid Foundation of Santa Barbara	98,260	0.4558 %	65,624.93		98,260	0.4619 %	\$ 248.36	65,873.29
IOLTA LSP	Legal Aid of Marin	43,610	0.2023 %	50,000.00		43,610	0.2050 %	\$ 110.23	50,110.23
IOLTA LSP	Legal Aid of Sonoma County	116,870	0.5421 %	78,054.00		116,870	0.5494 %	\$ 295.40	78,349.40
IOLTA LSP	Legal Aid Society of Orange County	726,420	3.3694 %	485,154.32		726,420	3.4149 %	\$ 1,836.09	486,990.41
IOLTA LSP	Legal Aid Society of San Bernardino	282,920	1.3123 %	188,953.86		282,920	1.3300 %	\$ 715.11	189,668.96
IOLTA LSP	Legal Aid Society of San Diego	761,400	3.5317 %	508,516.42		761,400	3.5793 %	\$ 1,924.51	510,440.93
IOLTA LSP	Legal Aid Society of San Mateo County	76,890	0.3566 %	50,000.00		76,890	0.3615 %	\$ 194.35	50,194.35
IOLTA LSP	Legal Assistance for Seniors	36,910	0.1712 %	50,000.00		36,910	0.1735 %	\$ 93.29	50,093.29
IOLTA LSP	Legal Assistance to the Elderly	15,540	0.0721 %	50,000.00		15,540	0.0731 %	\$ 39.28	50,039.28
IOLTA LSP	Legal Services for Children	66,300	0.3075 %	50,000.00		66,300	0.3117 %	\$ 167.58	50,167.58
IOLTA LSP	Legal Services of Northern California	1,122,240	5.2054 %	749,510.73		1,122,240	5.2757 %	\$ 2,836.56	752,347.29
IOLTA LSP	Mental Health Advocacy Services	55,630	0.2580 %	50,000.00		55,630	0.2615 %	\$ 140.61	50,140.61
IOLTA SC	National Center for Youth Law	188,202	0.8730 %	125,694.52		188,202	0.8847 %	\$ 475.70	126,170.22
IOLTA SC	National Housing Law Project	188,202	0.8730 %	125,694.52		188,202	0.8847 %	\$ 475.70	126,170.22
IOLTA LSP	Neighborhood Legal Services	777,110	3.6045 %	519,008.66		777,110	3.6532 %	\$ 1,964.21	520,972.88

IOLTA SC	OneJustice	188,202	0.8730 %	125,694.52		188,202	0.8847 %	\$ 475.70	126,170.22
IOLTA LSP	Public Advocates Inc.	295,850	1.3723 %	197,589.42		295,850	1.3908 %	\$ 747.79	198,337.21
IOLTA LSP	Public Counsel	1,118,630	5.1887 %	747,099.72		1,118,630	5.2587 %	\$ 2,827.44	749,927.15
IOLTA SC	Public Interest Law Project	188,202	0.8730 %	125,694.52		188,202	0.8847 %	\$ 475.70	126,170.22
IOLTA LSP	Public Law Center	555,590	2.5770 %	371,062.04		555,590	2.6118 %	\$ 1,404.30	372,466.35
IOLTA LSP	Riverside Legal Aid	149,640	0.6941 %	99,940.11		149,640	0.7035 %	\$ 378.23	100,318.34
IOLTA LSP	San Diego Volunteer Lawyer Program	198,960	0.9229 %	132,879.47		198,960	0.9353 %	\$ 502.89	133,382.36
IOLTA LSP	San Luis Obispo Legal Assistance Foundation	31,080	0.1442 %	50,000.00		31,080	0.1461 %	\$ 78.56	50,078.56
IOLTA LSP	Santa Clara County Asian Law Alliance	65,250	0.3027 %	50,000.00		65,250	0.3067 %	\$ 164.93	50,164.93
IOLTA LSP	Senior Adults Legal Assistance	28,280	0.1312 %	50,000.00		28,280	0.1329 %	\$ 71.48	50,071.48
IOLTA LSP	Senior Advocacy Network	43,010	0.1995 %	50,000.00		43,010	0.2022 %	\$ 108.71	50,108.71
IOLTA LSP	Senior Citizens Legal Services	27,930	0.1296 %	50,000.00		27,930	0.1313 %	\$ 70.60	50,070.60
IOLTA LSP	USD School of Law Legal Clinics	99,290	0.4605 %	66,312.84		99,290	0.4668 %	\$ 250.96	66,563.80
IOLTA LSP	Veterans Legal Institute	38,430	0.1783 %	50,000.00		38,430	0.1807 %	\$ 97.14	50,097.14
IOLTA SC	Western Center on Law and Poverty	188,202	0.8730 %	125,694.52		188,202	0.8847 %	\$ 475.70	126,170.22
IOLTA SC	Youth Law Center	188,202	0.8730 %	125,694.52		188,202	0.8847 %	\$ 475.70	126,170.22
IOLTA LSP	Yuba-Sutter Legal Center for Seniors	22,530	0.1045 %	50,000.00		22,530	0.1059 %	\$ 56.95	50,056.95
	<b>Total Distribution</b>	21,559,166.000	1.000	14,850,000.56		21,272,034.000	1.000		

		\$18,325,291.10				\$18,081,228.90				
	TOTAL Distribution BASE			14,398,726.00				\$53,766.93	\$53,766.93	14,850,000.56