



The State Bar *of California*

DATE: October 19, 2020

TO: Members, Homelessness Prevention Committee

FROM: Christine Holmes, Senior Program Analyst

SUBJECT: Homelessness Prevention (HP) Fund – \$22,087,500 Formula Allocation Distribution

EXECUTIVE SUMMARY

Recognizing the need for stable housing for renters, Governor Gavin Newsom allocated \$31,000,000 for grants to Interest on Lawyers' Trust Accounts (IOLTA) funded programs that "provide eviction defense or other tenant defense assistance in landlord-tenant disputes." Approximately \$22,087,500 (75 percent of the total, after setting aside \$1.55 million in administrative costs) will be distributed by a modified IOLTA formula to 2020 IOLTA-funded qualified legal services providers (QLSPs) and support centers (SCs). The remaining 25% (approximately \$7.3 million) will be disbursed through a competitive grant process.

The Office of Access & Inclusion (OA&I) received 72 applications for Homelessness Prevention (HP) Formula Grant funding. Fifty-eight applicants are seeking funding as QLSPs and 14 as SCs. Recommendations made by the Homelessness Prevention Committee (Committee) will be considered by the Legal Services Trust Fund Commission (Commission).

At its October 27 meeting, the Committee will consider the following two issues: (1) Affordable Housing Rights Advocates' late application, and (2) whether Coalition of California Welfare Rights Organization should be found eligible for formula funding. Once the Committee determines eligibility, tentative award allocations and budget applications will be released.

BACKGROUND

On June 29, 2020, Governor Gavin Newsom signed Assembly Bill No. 83 (Stats. 2000, ch. 15), amending Government Code section 12531 to allocate \$31,000,000 from the National Mortgage Settlement funds for grants to legal services organizations "to provide eviction defense or other tenant defense assistance in landlord-tenant disputes, including preeviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increase affordable

housing, ensure receipt of eligible income or benefits to improve housing stability, and prevent homelessness.” The statute included language to define how the funding was to be allocated and to further effectuate the purposes of the funding.

Consistent with the statute, approximately \$22,087,500 (75 percent of the total, after setting aside \$1.55 million in administrative costs) will be distributed to QLSPs and SCs that meet the eligibility requirements and the remaining 25 percent (approximately \$7,362,500) will be disbursed through a competitive grant process.

The relevant portion of Government Code section 12531 has been included below for reference:

(e) (1) The funds in the National Mortgage Special Deposit Fund shall be allocated as follows:
(A) ***

(B) Thirty-one million dollars (\$31,000,000) to the Judicial Council for distribution through the State Bar to qualified legal services projects and support centers to provide eviction defense or other tenant defense assistance in landlord-tenant disputes, including preeviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increase affordable housing, ensure receipt of eligible income or benefits to improve housing stability, and prevent homelessness.

These funds shall be allocated as follows:

- (i) Seventy-five percent shall be distributed to qualified legal services projects and support centers that currently provide eviction defense or other tenant defense assistance in landlord-tenant disputes as set forth in this subparagraph.
 - (I) To receive funds, a program shall be eligible for 2020 Interest on Lawyer Trust Fund Account (IOLTA) funding. Each eligible program shall receive a percentage equal to that legal services project’s 2020 IOLTA allocation divided by the total 2020 IOLTA allocation for all legal services projects eligible for the funding.
 - (II) To ensure meaningful funding, a minimum amount of fifty thousand dollars (\$50,000) shall be allocated to an eligible program unless the program requests a lesser amount, in which case any funds that would have otherwise been allocated to the program shall be distributed proportionally to the other qualified legal services projects.
 - (III) These funds shall be distributed as soon as practicable and shall not supplant existing resources.

2021 Homelessness Prevention Grant Formula Application Process and Next Steps

On August 31, 2020, the HP Formula Grant Application was released via SmartSimple to all 2020 IOLTA/EAF grantees. Applications were due September 15, 2020¹ at 5 p.m. OA&I received 72 applications for HP Formula funding. Fifty-eight applicants are seeking funding as QLSPs and 14 as SCs. See Attachment A for project profiles for all funding applicants.

OA&I staff conducted a thorough review of all HP Formula Grant applications. The purpose of the HP Formula grant application review is to determine if applicants meet the statutory requirements, including: 1) currently providing eviction defense or other tenant defense assistance in landlord-tenant rental disputes; 2) proposing services that qualify under the terms of the statute and will not supplant existing resources; and 3) proposing services to tenants not otherwise served.

The October 27, 2020 Committee meeting will focus on applications that require additional review to determine eligibility. Assuming the Committee approves applicants, OA&I staff will run the modified formula allocation and release award allocations and budget proposals on October 28, 2020. Budget proposals are due November 13, 2020, and the Committee will reconvene on November 20, 2020 to discuss any substantive issues related to budget proposals. The Commission will reconvene in mid-December to approve award allocations.

DISCUSSION

After an initial review of applications, OA&I staff would like the Committee to consider the following two issues: (1) Affordable Housing Rights Advocates' late application, and (2) whether Coalition of California Welfare Rights Organization should be found eligible for formula funding.

A. Affordable Housing Advocates' Late Application

The HP Formula Application Instructions requires applicants to submit "timely and complete" grant applications in the manner prescribed by the Commission through the HP Formula Guidelines. The HP Formula Grant Application Instructions allow the Commission discretion to accept late applications.

HP Formula Grant Applications were due on September 15, 2020 at 5 p.m., and Affordable Housing Advocates (AHA) submitted its application late. AHA contacted OA&I staff on September 16, 2020 requesting an extension to submit its application. AHA was informed it could submit a late submission; however, the Commission would determine whether or not to accept it. A draft application was released to AHA on Friday, September 18 and AHA submitted the application on Sunday, September 20, 2020.

Staff Recommendation

¹ The due date was extended from September 11, 2020 to September 15, 2020 to allow programs additional time after receiving revised guidance from OA&I staff regarding legislative activities.

AHA is one of the smallest IOLTA/EAF funded programs and has indicated it experienced operational hardships due to the impact of Covid-19 and was unaware of the deadline until September 16, 2020. Even though OA&I staff sent email reminders to all programs regarding the application due date, staff nonetheless recommends the Committee accept AHA's late application due to the challenges brought on by Covid-19. We encourage the Committee to be flexible and approve the late application as eligible.

B. Eligibility Determination by Services Provided

Following the receipt of all HP Formula grant applications, staff began a thorough review of each application to confirm that qualifying activities were proposed. Staff highlighted the following items for review by the HP Committee:

Of the 72 applications received, 71 provided sufficient information to demonstrate that the program meets the eligibility requirements set forth in the statute. The statute is fairly broad, and legislative staff and the State Bar's Office of General Counsel have confirmed that the types of assistance listed should be interpreted as representative, not exclusive. As a result, staff reviewed the applications through this lens and applied a wide-ranging interpretation of programs' description of their eligibility of current services and proposed services/programs.

Ancillary Legal Services

During a Questions and Answers webinar held on September 3, 2020, staff provided guidance to programs requesting to include ancillary legal services as part of their proposed activities. Staff explained during this webinar and reiterated in a Frequently Asked Questions document later shared with all programs that the legislation is broad; however, programs were instructed to explain the connection of the ancillary legal service to homelessness prevention. Several programs proposed providing ancillary legal services such as public benefits, guardianship, and employment assistance. Most programs sufficiently demonstrated the connection between their proposed work and homelessness prevention. Moreover, staff confirmed that programs would be confirming clients are renters before providing the above referenced ancillary legal services.

Legislative Advocacy

While the statute is broad, legislative staff confirmed that legislative advocacy did not fall within permissible activities for HP funding. Several programs were asked to revise their applications to exclude proposed legislative advocacy activities.

Eligibility of Proposed Services

Even with a broad interpretation of eligibility, staff believe one proposal warrants additional review. The application from Coalition of California Welfare Rights Organization (CCWRO) is being escalated to the HP Committee for further consideration. (See Project Profile in Attachment).

CCWRO is a Support Center, and as such has the primary purpose and function of providing legal training, legal technical assistance, or advocacy support to QLSPs and other providers of legal services. (Business & Professions Code sec 6213(b)).

CCWRO's proposed services will include:

- 1) Technical assistance, research, and substantive support on benefits advocacy to QLSPs to help tenant-clients prevent eviction or assist those who have been evicted.
- 2) Substantive legal trainings for QLSPs on best practices in administrative representation and securing public benefits that address landlord-tenant issues.

It is unclear how all of these services will meet the substantive restrictions of the funding. The statute specifies funding is to be used “to provide eviction defense or other tenant defense assistance in landlord tenant disputes, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increase affordable housing, ensure receipt of eligible income or benefits to improve housing stability, and prevent homelessness.”

QLSPs are required to screen to ensure that their clients meet funding guidelines including confirming clients are renters. The technical assistance, research, and substantive support services for QLSPs with clients with both tenancy and public benefits issues, would permit CCWRO to restrict services to eligible cases. However, it is unclear how substantive legal trainings on administrative representation to secure public benefits that address Landlord-Tenant issues will focus on the Landlord-Tenant issue, as opposed to general public benefits.

For a QLSP, public benefits matters under this grant must be connected to a tenant-defense issue by the facts of the specific case. For CCWRO's public benefits trainings, the nexus to tenancy issues remains unclear even after staff have provided CCWRO with technical assistance and additional time to revise their application.

Staff Recommendations

CCWRO's application describes trainings in the area of public benefits without explaining how those trainings will focus on issues specifically relevant to renters, as opposed to public benefits advocacy in general. In the absence of a clear nexus to landlord-tenant issues, the proposed services do not appear to fall within the statutory restrictions on this funding. Staff are unsure that the enabling legislation contemplates funding of benefits advocacy trainings as described in this proposal and defers to the Commission. The Commission may choose to view such services as primarily benefitting low income renters and homeless.

RECOMMENDATIONS

It is recommended that the LSTFC Homelessness Prevention Committee:

1. Determine whether or not to accept AHA's late application.
2. Determine if CCWRO is eligible for funding based on whether its proposal to use the funding fit within the definition set forth in the statute.
3. Direct staff to work with the approved programs to secure detailed budgets for how funds will be allocated.

ATTACHMENTS

- A. List of Programs with Formula Applications for Approval
- B. HP Formula Grant Project Profiles

List of Programs with Formula Applications for Approval

	Program	LSP/SC
1	Advancing Justice - Asian Law Caucus	LSP
2	Affordable Housing Advocates	LSP
3	Aids Legal Referral Panel	LSP
4	Alliance for Children's Rights	LSP
5	Asian Americans Advancing Justice - Los Angeles	LSP
6	Asian Pacific Islander Legal Outreach	LSP
7	Bay Area Legal Aid	LSP
8	Bet Tzedek Legal Services	LSP
9	California Advocates for Nursing Home Reform	SC
10	California Indian Legal Services	LSP
11	California Rural Legal Assistance Foundation	SC
12	California Rural Legal Assistance, Inc.	LSP
13	California Women's Law Center	SC
14	Central California Legal Services	LSP
15	Centro Legal de la Raza	LSP
16	Child Care Law Center	SC
17	Coalition of California Welfare Rights Organizations	SC
18	Community Legal Aid SoCal	LSP
19	Community Legal Services in East Palo Alto	LSP
20	Contra Costa Senior Legal Services	LSP
21	Disability Rights California	LSP
22	Disability Rights Education and Defense Fund	SC
23	Disability Rights Legal Center	LSP
24	East Bay Community Law Center	LSP
25	Elder Law & Advocacy	LSP
26	Eviction Defense Collaborative	LSP
27	Family Violence Appellate Project	SC
28	Family Violence Law Center	LSP
29	Greater Bakersfield Legal Assistance	LSP
30	Housing and Economic Rights Advocates	LSP
31	Inland Counties Legal Services	LSP
32	Inland Empire Latino Lawyers Association, Inc.	LSP
33	Inner City Law Center	LSP
34	Justice & Diversity Center of the Bar Association of San Francisco	LSP
35	Justice in Aging	SC
36	Law Foundation of Silicon Valley	LSP
37	Lawyers' Committee for Civil Rights	LSP
38	Legal Access Alameda	LSP
39	Legal Aid at Work	LSP
40	Legal Aid Foundation of Los Angeles	LSP
41	Legal Aid Foundation of Santa Barbara County	LSP
42	Legal Aid of Sonoma County	LSP
43	Legal Aid Society of San Bernardino	LSP
44	Legal Aid Society of San Diego	LSP
45	Legal Aid Society of San Mateo County	LSP
46	Legal Assistance for Seniors	LSP
47	Legal Assistance to the Elderly	LSP
48	Legal Services for Children	LSP
49	Legal Services for Seniors	LSP
50	Legal Services of Northern California	LSP
51	Mental Health Advocacy Services	LSP

ATTACHMENT A

52	National Center for Youth Law	SC
53	National Housing Law Project	SC
54	Neighborhood Legal Services	LSP
55	OneJustice	SC
56	Public Advocates Inc.	LSP
57	Public Counsel	LSP
58	Public Interest Law Project	SC
59	Public Law Center	LSP
60	Riverside Legal Aid	LSP
61	San Diego Volunteer Lawyer Program	LSP
62	San Luis Obispo Legal Assistance Foundation	LSP
63	Santa Clara County Asian Law Alliance	LSP
64	Senior Adults Legal Assistance	LSP
65	Senior Advocacy Network	LSP
66	Senior Citizens Legal Services	LSP
67	USD School of Law Legal Clinics	LSP
68	Veterans Legal Institute	LSP
69	Watsonville Law Center	LSP
70	Western Center on Law and Poverty	SC
71	Youth Law Center	SC
72	Yuba-Sutter Legal Center for Seniors	LSP

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Advancing Justice - Asian Law Caucus	
Project Name		Grant Period
2021 Homelessness Prevention Formula		Three Years
Counties Served by this Project	San Francisco	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>We provide eviction defense in UD cases, as well as pre-eviction work including assistance in rental disputes at the local rent board, counseling and advice on enforcing tenant rights including to improve habitability, making reasonable accommodation requests, KYR trainings for tenants and counselors, housing clinics and renter education to vulnerable individuals, including low-income, disabled and elderly, in the Asian and Pacific Islander community in San Francisco.</p> <p>With the start of the pandemic, we quickly pivoted to conduct remote intakes and continue to assist our clients through assisting LEP (limited English proficient) clients in providing written notices to their landlords to seek protections under the moratorium orders, counseling tenants facing harassment and eviction threats from landlords, which we have seen an increase since March, and partnered with Meals on Wheels to distribute over 6,000 copies of multilingual senior newsletters covering the eviction moratorium, tenants' rights, how to avoid scams, the Census, and the public charge rule.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Even before the COVID-19 pandemic, San Francisco Bay Area's crisis of unaffordable housing had put intense pressure on low-income immigrant communities throughout the city, particularly in ethnic enclaves like SF Chinatown.</p> <p>Now, with the onset of the pandemic, immigrants are suffering a full-on housing emergency and are at an increased risk of eviction due to loss of income and limited opportunities to regain economic stability.</p> <p>We plan to use this funding to expand our work on eviction defense and pre-eviction support, which will include helping tenants cure and rebut eviction notices, assisting in grievance procedures for subsidized housing, and other preventive services such as free, in-language consultations, expanded tenant outreach, know-your-rights workshops, and other community education. Through partnerships with allied community organizations in San Francisco (including those who have been our partners for many years), we wish to provide a holistic and interdependent set of services that support housing stability and prevent homelessness.</p> <p>In response to COVID-19, local and state protections from evictions have been established for non-payment of rent due to COVID related reasons, however, landlords have already begun suing tenants for this debt under general civil cases. Beginning next year, landlords can begin collecting this debt through a small claims court process. There are little to no resources to help tenants defend themselves from such debt and without proper guidance, tenants would move out rather than fight these cases and this could result in reduction in affordable housing stock.. We can use a portion of this funding to counsel tenants and help them avoid pitfalls, for example, not agreeing to surrender possession as part of settlement terms, and other basic tools, strategies, or rights of which they may not be aware.</p> <p>We will also provide legal representation for tenants facing housing discrimination, landlord harassment, pre-eviction buy-out threats, or other lease violations. To identify potential cases, we are establishing a process to receive direct referrals from community partner organizations.</p>	
Target Population	<p>Our program provides services to some of the most vulnerable tenants in San Francisco -- LEP (limited-English proficient), low-income, refugee, immigrant, undocumented, disabled, and elderly individuals, particular Asian and Pacific Islanders. Advancing Justice - ALC has a unique combination of cultural sensitivity and in-house language capacity, as well as extensive community relationships through our other organizational programs (e.g. Workers' Rights, Immigrant Rights). Clients feel comfortable working with us, and are often familiar with our work through other avenues or networks.</p> <p>Many people we serve live in secondary (in-law) units, largely unpermitted and unprotected, and SRO units with shared spaces. One area of concern has to do with master tenant-subtenant</p>	

	<p>evictions that are excluded by existing city-funded services. Many immigrant clients end up in this vulnerable subtenant situation because they move in with a friend or close relative after first arriving in the US. In those cases, they face a perfect storm of threats due to unfamiliarity, language challenges, landlord harassment, unjust lease negotiations, unfair treatment, and illegal eviction. With few options and limited resources for relocation, displacement often means homelessness, or moving miles and miles away from the community they depend on for support. This, in turn, makes them more vulnerable to other threats and challenges to their health, well-being, and economic survival.</p>
Project/Activities Key Goals and Deliverables	<p>We will serve around 60 unduplicated clients to expand our work on eviction defense and pre-eviction support, which will include helping tenants cure and rebut eviction notices, assisting in grievance procedures for subsidized housing, and other preventive services such as free, in-language consultations. Through partnerships with allied community organizations in San Francisco (including those who have been our partners for many years), we wish to provide a holistic and interdependent set of services that support housing stability and prevent homelessness. Our annual outreach and educational services reach 8,000 tenants through online and in-person trainings, digital and paper newsletters, KYR events and other outreach activities.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Affordable Housing Advocates	
Project Name		Grant Period
Tenants' Right Project		Three Years
Counties Served by this Project	San Diego	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Affordable Housing Advocates provides high quality legal representation to tenants, groups of tenants and organizations advocating on tenants' behalf, in individual and impact advocacy and cases, to enforce and expand tenants' rights. AHA is the only qualified legal services project in San Diego that represents tenants regardless of their documentation. Since 2011, the Tenants' Rights Project (TRP) has accepted referrals of undocumented tenants, primarily from Legal Aid Society of San Diego's SHRIVER Project. TRP assists tenants with eviction defense regardless of whether their landlord is represented and also assists tenants whether or not an eviction action has been filed, for example with improper notices, unfair management practices, habitability issues, etc. TRP assists with referrals, self-help, tenant education, counsel & advise, limited assistance and full representation, including, appeals and affirmative suits.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>After trying to resolve management's demands for more rent informally, AHA's TRP filed suit, in December of 2019, on behalf of 8 tenants in a 60-unit senior, low-income complex. Rents in the complex were increased as much as 57 percent, forcing 15 percent of the tenants to pay over 90 percent of their income for rent and utilities. With these grant funds, TRP will be able to continue with the litigation, started with the 2019-2021 EAF Homeless Prevention Grant and any appeal which may follow, to keep tenants in place, enforce affordable rent restrictions and monitoring requirements. If the case is resolved before the grant period ends, then TRP will use any remaining grant funds to undertake additional enforcement action on behalf of other tenants threatened with displacement due to excessive rent increases or failure to monitor and enforce affordable rent requirements.</p> <p>These funds will enable AHA to continue to staff the TRP position at .5 FTE, despite a 40 percent decline in IOLTA and EAF Grants, in 2021, and projected declines through 2023, as well as exhaustion of the 2019-2021 EAF-Homeless Prevention Grant Funds by mid-2021.</p> <p>By dividing grant funds evenly among 8 quarters, TRP will fund an attorney at 12.5 FTE in Q3 and Q4 of 2021 and Q1 and Q2 of 2023, and .25 FTE in Q1 through Q4 of 2022.</p>	
Target Population	<p>Seniors are a particularly vulnerable population with extremely low incomes, limited mobility, technology barriers and health issues. These seniors, though living in a complex required to be affordable since 1980, have leases which say nothing about the affordable housing requirements or their rights. Tenants' incomes have only be annually reviewed since 2016.</p> <p>The complex is located in City Heights, the poorest, most densely populated and culturally diverse community in the City of San Diego. The City owns the land on which this complex was built. The Lease between the City and the landlord requires that 60 units be rented to seniors with incomes at or below 60 percent of AMI, and that their rents be affordable at or below 60 percent of AMI, as defined by HUD. The San Diego Housing Commission is required, but has failed, to annually monitor at least 50 percent of the units, bi-annually monitor every unit and annually report to the City on the landlord's compliance. As a result, the City has failed to enforce the rent restrictions.</p> <p>Before being referred to AHA, the tenants worked with San Diego Organizing Project and San Diego Tenants Union to seek a reduction in the proposed increase. A letter campaign was conducted and based on hardship, the rent increase was reduced from \$900 to \$825. Since the hardship reduction still resulted in the excessive rent increases described above, suit was filled to enjoin collection of the increases, and for declaratory and writ relief.</p>	
Project/Activities Key Goals and Deliverables	Prevent displacement by enforcing the affordable rent restrictions, and the related monitoring and reporting requirements, for the 60-unit senior, low income housing project known as Olivewood Garden Apartments in San Diego, California.	

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Aids Legal Referral Panel	
Project Name		Grant Period
Homelessness Prevention for People with HIV		Three Years
Counties Served by this Project	Alameda, Contra Costa, Marin, San Francisco, San Mateo, Solano, Sonoma	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>AIDS Legal Referral Panel (ALRP) has provided a program to address landlord-tenant rental disputes for people with HIV for more 20 years. This program, the AIDS Housing Advocacy Project (AHAP), has six full-time Staff Attorneys devoted to housing cases and 120 Volunteer Panel Attorneys trained in housing work. AHAP works on the following issues:</p> <ul style="list-style-type: none"> • Eviction defense (most cases) • Habitability • Illegal rent increases • Fair housing and reasonable accommodation <p>The need for this work has consistently grown in recent years. In 2019, AHAP cases totaled 946. We helped to secure stable housing for more than 80% of the clients served.</p> <p>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 75%, while homeless people with HIV have a viral suppression rate of less than 35%. 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.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>EAF grant funds will support the following AHAP tenant defense services:</p> <ul style="list-style-type: none"> • 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 <p>ALRP has always conducted the majority of client intakes and Panel Attorney referrals by phone, so physical distancing has had limited impact on those elements of our service provision. ALRP is also now conducting volunteer training and Panel Attorney recruitment sessions remotely; offering a variety of resources for attorneys, clients and other service providers through our website and social media; and using a comprehensive Worksite Safety Plan so that staff and clients are protected if there is an emergency issue that requires an in-person client meeting.</p> <p>ALRP will use this funding to expand AHAP's current services by hiring a Staff Attorney for eight months. The Staff Attorney 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 unlawful rent increases. The Staff Attorney 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.</p> <p>Proposed services under this formula grant will not supplant existing resources. Funds from this grant will be used to provide services to tenants not otherwise currently served. San Francisco has enacted a moratorium on evictions, but it is not universal, and not all evictions are stalled. In the coming months, as more vulnerable people with HIV lose their income and fall behind on their rent, there will be a flood of evictions.</p>	
Target Population	ALRP serves an ethnically diverse group of clients in seven Bay Area counties: Alameda, Contra Costa, Marin, San Francisco, San Mateo, Solano, and Sonoma. In 2019, 43% of our clients were Caucasian, 16% were African-American, 5% were Asian/Pacific Islander, 32% were Latino, and 4% were Native American. Women accounted for 14% of clients, and transgender individuals made up	

	<p>3% of clients. More than four in five clients identified as LGBT (82%). Four in five (80%) had incomes of less than \$30,000 a year; in fact, 60% had incomes of less than \$15,000 a year.</p> <p>Our clients tend to be sicker, poorer, and older than the general population of people with HIV. Though new treatments have helped lengthen their lives, many are contending with decades of illness; the impacts of racism, homophobia, and gender discrimination; isolation and the trauma of losing dozens of friends and loved ones to the epidemic; and the crushing effects of long-term poverty. Our senior clients—a rapidly growing segment of our client population—are also dealing with the impact of HIV on the aging process, including early aging and co-morbidities such as heart disease, wasting, and dementia. Two-thirds of our clients have used ALRP’s services at least once in the past. Many will call on us for help again in the future.</p>
Project/Activities Key Goals and Deliverables	<p>Our goal is to help people with HIV in the Bay Area resolve landlord-tenant legal disputes, as a means of helping them maintain or improve their health. We propose the following deliverables:</p> <ul style="list-style-type: none"> • The Staff Attorney will take on 50 landlord-tenant cases during their eight-month tenure. • The Staff Attorney will conduct two outreach presentations.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Alliance for Children's Rights	
Project Name		Grant Period
	2020 - EAF Homelessness Prevention Fund Formula - Alliance for Children's Rights	Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Alliance for Children's Rights provides free legal assistance to abused, neglected, and impoverished children and young adults in or at risk of entering or formerly in foster care. We served over 6,400 clients in 2019. 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.</p> <p>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 in our child welfare system 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 their 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.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Youth in foster care often face instability. By the time they turn 24, more than half of the young people exiting foster care in California end up homeless, incarcerated, or on welfare. Moreover, more than 1 in 4 girls who were in foster care at age 17 have given birth at least once before age 20. These young parents face significant and particular additional challenges as they transition to adulthood, independent living, and seek work to provide for their families. Young people who have been subject to multiple foster care placements also experience increased hurdles created by identity thefts, unresolved citations, job insecurity, and consumer frauds that can create barriers to tenancy and housing stability. Given the increasingly challenging housing landscape in Los Angeles County, which has been and will be exacerbated by the Covid-19 pandemic, current foster youth who will no longer qualify for County-subsidized housing because they have reached age 21 will need a web of proactive intervention and direct legal services to help them successfully transition out of foster care with stable housing.</p> <p>For this project, we will build out and deliver targeted legal services and supports to assist those who will soon be aging out of foster care, to prevent homelessness when they no longer qualify for housing assistance and are at risk. In order to support these individuals, we will recruit, hire, and train a fellow to focus on the specific needs of this population. In addition, we will 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. To address our clients' needs, we will represent current and former foster youth to access and maintain their housing, ensuring they have appropriate benefits and supports. Our goal is to work with these youth to ensure that all barriers are cleared in advance of their leaving the foster care system, while advocating in support of their rights to legally-required Transition Planning. This new model will establish a critical framework that supports foster youth, providing them with vital services that keep them safely housed as they transition to independence.</p>	
Target Population	<p>The target population for this grant is the child welfare and juvenile justice system-involved transition-age (16-24 year old) individuals that the Alliance serves. In 2019, the Alliance provided legal services to 6,402 children and youth, ages 0 through 24, in Los Angeles County. Our clients typically currently are or formerly were in foster care or involved in a probate guardianship case; all our clients are at or below 125% of the federal poverty level. Our client population is 35% LatinX, 24% African American, 7% Caucasian, 1% Asian-American, 1% Native American, 13% Biracial/Other and 19% Unknown. This population, especially with new challenges due to the Covid-19 pandemic,</p>	

	<p>is especially vulnerable to housing issues and homelessness. According to the Los Angeles Homeless Authority, approximately 29% of Los Angeles' homeless youth come out of the foster care system. The 2019 Greater LA Homeless Count also showed that the number of transition-age foster youth experiencing homelessness increased a startling 22% from the previous year. Moreover, as Los Angeles' transition-age youth already struggle to remain safely housed, they are now facing even greater challenges due to the Covid-19 pandemic.</p>
Project/Activities Key Goals and Deliverables	<p>With these new funds the Alliance would hire a Fellow to target foster youth who are vulnerable to homelessness. This new Fellow would develop a program to address housing instability for this population by assisting foster youth before they age out of the foster care system. As a part of this proactive work, the Fellow would ensure any legal barriers were addressed and cleared that could cause the youth to become homeless when they left the system. The Fellow would also assist youth facing eviction or other landlord/tenant challenges. In addition, the Fellow would create materials and provide trainings to stakeholder groups, training at least 1,000 participants over the course of the grant. During the second and third years of the grant, the Fellow would create materials focused on housing support for more complex populations such as youth with disabilities and expectant and parenting youth. The Fellow will also develop a Pro Bono Network to assist foster youth facing housing instability beginning in Year 2. The Fellow will also form partnerships to advance these efforts as a collective and develop training and recommendations for housing stability for foster youth. Overall, this program would provide transition planning and legal services to at least 200 youth in Los Angeles County who were not previously served.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Asian Americans Advancing Justice - Los Angeles	
Project Name	Eviction and Tenant Defense Project	Grant Period
		Three Years
Counties Served by this Project	Los Angeles, Orange	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Asian American's Advancing Justice - Los Angeles (AAAJ-LA) proposes Eviction and Tenant Defense Project to address the ongoing tenant and/or eviction defense assistance needs in Los Angeles and Orange Counties following the economic downturn caused by the Covid-19 pandemic. Under this program, AAAJ-LA will target Asian American and Pacific Islander (AAPI), limited-English proficient (LEP), and/or low-income tenants under IOLTA guidelines, in the aforementioned service regions who require tenant/eviction defense legal assistance. Please refer to section 1a for additional information regarding proposed legal services and community education offered under this project. Current legal services for eviction and/or tenant defense in the proposed service regions include: Neighborhood Legal Services LA (NLSLA), who operates the Eviction Assistance Center, providing counsel and advice and self-help in the downtown LA region; Legal Aid Foundation of LA (LAFLA) covering the City of LA; and Community Legal Aid SoCal provides counsel on eviction in OC. As further discussed in 1a, there are either no current legal assistance services as it pertains to tenant eviction defense or very few services for a large service area, within our proposed regions. As such, proposed services are in high demand, will not supplant existing resources, and will be used to provide services to tenants not otherwise currently serviced. In addition, the AAAJ-LA will provide community education regarding tenant rights and housing issues in English and AAPI languages; currently there are no providers offering this. Please refer to section 3 regarding AAAJ-LA qualifications and history of housing legal assistance.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Proposed legal services for eviction and tenant defense assistance in landlord-tenant rental disputes can include, but is not limited to:</p> <ul style="list-style-type: none"> a. Pre-eviction and eviction legal services, which includes defense services such as legal representation and In Pro Per filing; b. Tenant defense assistance in rental disputes, including: counsel and advice, negotiation, mediation, brief service including tenant letter to landlord regarding habitability, rent increase, rent collection, repairs, and security deposits; c. General tenant assistance, this includes: training, renter education and representation, legal services to improve habitability, rent control unit preservation, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention; d. Community education regarding tenant rights in AAPI languages. <p>The program aims to serve AAAJ-LA's target client base: LEP, low-income, and immigrant AAPI individuals within the proposed services regions. However, individuals in need of tenant/eviction defense legal assistance will not be excluded if they do not meet the target client criteria. Priority will be given to clients who are survivors of domestic violence, elderly, and/or those who have been a victim of illegal or frivolous actions by their landlord. Please note that the program will only serve tenants in eviction and tenant defense, and will not provide services to homeowners.</p> <p>The proposed legal services will not supplant existing resources and will be used to provide services to tenants not otherwise currently serviced. The program will cover tenant defense and/or eviction cases in the Hub court, servicing high-needs cities and regions not currently covered by other legal assistance providers and/or have insufficient coverage for the entire region. This includes: Pasadena, Chatsworth, Compton, Inglewood, Long Beach, Norwalk, Santa Monica, Van Nuys, Pomona, and Orange County (particularly Garden Grove and Fullerton). As mentioned, the target population will be AAPI, and our community education workshops and activities will focus on AAPI in Los Angeles and Orange Counties. There are currently no other organizations offering these services to the target demographic, within the proposed service area of this project.</p>	
Target Population	<p>In light of the Covid-19 pandemic and growing unemployment, particularly of low-wage positions in nearly all industries, LEP and AAPI community members will continue to face major challenges to housing security. A recent study by Columbia University (May 2020) projects a 40-45% increase in homelessness as compared to pre-pandemic numbers. LAHSA's most recent homeless count</p>	

	<p>demonstrated a 13% increase in LA County from 2019 to early 2020; the steady rise in unemployment since the survey is projected to have severe impacts on the region's homelessness numbers, as well as the already overburdened system of resources. Orange County has seen a similar increase in homelessness county-wide, particularly in North Orange County that saw an alarming 60% increase since 2017.</p> <p>In an effort to circumvent growing homelessness throughout the region, AAAJ-LA will provide tenant/eviction legal services and education to AAPI, low-income, LEP individuals. There are currently no legal service providers offering in-language support to the AAPI community; given the high rate of LEP within this population, this will be a necessary and valuable resource. Additionally, given the rise in homelessness among the older adult population, as well as the large percentage (30%) of homeless individuals that have suffered domestic partner violence (LAHSA 2020), priority will be given to these groups. The program will focus on covering UD Hub court locations in LA and OC, targeting cities and regions with insufficient coverage, are highly vulnerable to increased homelessness, and with a high concentration of, and/or growing AAPI population.</p>
<p>Project/Activities Key Goals and Deliverables</p>	<p>Goal 1: Provide eviction and tenant defense legal assistance serving a minimum of 750 services/cases over the 3-year grant period (250 services provided annually).</p> <p>Activity 1.1: Tenants will receive pre-eviction and eviction legal services, which includes defense services such as legal representation and In Pro Per filing.</p> <p>Activity 1.2: Tenants will receive defense assistance in rental disputes, including: counsel and advice; negotiation; mediation; and brief services including tenant letter to landlord regarding habitability, rent increase, rent collection, repairs, and security deposits.</p> <p>Activity 1.3: Tenants will receive individual, general assistance. This includes: training, renter education and representation, ensuring receipt of eligible income or benefits to improve housing stability, rent control unit preservation, and homelessness prevention.</p> <p>Goal 2: Provide tenant education messaging and disseminate information regarding tenant rights, in-language (Korean, Thai, Tagalog, Mandarin, Cantonese, Vietnamese, and Khmer), covering 10 different topics over the 3-year grant period.</p> <p>Activity 2.1: Create AAPI-language tenant rights education messaging and disseminate information through fact sheets and flyers, covering the following topics: "Know your rights for tenants", "Creating tenancy - importance of lease", "Covid-19 related housing law", "Eviction Process", "Habitability issues", "Discrimination Issue", "Rent Control", "How to represent yourself in UD trial", "Post judgment procedures" and "Security Deposit issues."</p> <p>Activity 2.2: Create tenant rights education messaging via information dissemination through ethnic media in AAPI languages. The program will utilize AAAJ-LA social media channels and newspaper contacts to release regular articles regarding tenant rights in the aforementioned AAPI languages.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Asian Pacific Islander Legal Outreach	
Project Name		Grant Period
API Homelessness Prevention Project		Three Years
Counties Served by this Project	Alameda, Contra Costa, San Francisco, San Joaquin, San Mateo, Solano	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>APILO currently provides the following eviction defense and tenant defense assistance activities through its Housing Rights Project:</p> <p>1) Full scope legal representation for eviction and non-eviction tenant-landlord issues, including, but not limited to:</p> <ul style="list-style-type: none"> -threats of eviction, rent increases, safety and habitability matters, reasonable accommodations, fair housing matters, Rent Board proceedings, Housing Authority proceedings, general tenant-landlord issues. <p>2) Limited Services including:</p> <ul style="list-style-type: none"> -Counsel and advice, such as preparing and providing advice to the client, reviewing relevant information, and counseling the client on how to take action to resolve the issue; and -Limited action, such as services provided to a client that involve the preparation of relatively simple or routine documents and relatively brief interactions with other parties. This may include preparing short letters, drafting routine documents or power of attorney, making a telephone call, or helping a pro per client prepare court or other legal documents. <p>3) Extended Services including:</p> <ul style="list-style-type: none"> -Negotiating a settlement with or without litigation; -Representing a client in court or in an administrative agency; and -Providing another extensive service, which may include research, preparation of complex legal documents, interaction with third parties on behalf of clients, ongoing assistance to clients, etc. <p>4) Community Outreach and Education including:</p> <ul style="list-style-type: none"> -Know-your-rights education to tenants and community-based stakeholders in group and one-on-one settings; -Tenant-focused leadership development and civic engagement programming; -Convening tenant counselors and other tenant advocates to improve service coordination, promote best practices, and advance a public information campaign around tenants' rights in San Francisco and Oakland; 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Services that will be provided with funding from the HP Formula Grant will not supplant existing funding to provide pre-eviction or eviction defense activities. The HP Formula Grant will allow our organization to serve greater numbers of indigent low-English proficiency clients in the City of Oakland and San Francisco and will allow services to expand to clients who live in other cities within Alameda, Contra Costa, San Mateo, San Joaquin, and Solano counties.</p> <p>The API Homelessness Prevention Project will provide the following services to tenants to improve housing stability and homelessness prevention: 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, ensuring receipt of eligible income or benefits. The services will range from limited services to full scope to extended legal representation detailed in Question 1, depending on the needs of each client and will be provided in a culturally and linguistically appropriate manner.</p>	
Target Population	<p>The target population we will serve with HP Formula Grant funding are those most in need, including: indigent, elderly, survivors of domestic violence, and individuals with disabilities, particularly those that are low-income and limited in English proficiency from Asian Pacific Islander or Latinx immigrant communities within the Greater Bay Area and Central Valley including but not limited to Alameda, Contra Costa, San Francisco, San Mateo, San Joaquin, and Solano counties.</p>	
Project/Activities Key Goals and Deliverables	<p>Through the provision of community outreach, tenant education, legal representation and counsel in eviction defense and pre-eviction tenant-landlord issues, and legal assistance in public benefits and income maintenance, the following goals will be achieved:</p>	

- | | |
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| | <ol style="list-style-type: none">1) tenants will increase knowledge of their rights2) tenants will enforce their rights and obtain remedies to related to housing or end, prevent, or obtain relief from illegal or unfair landlord behavior3) tenants will preserve access to housing4) tenants will improve housing stability5) tenants will avoid homelessness |
|--|--|

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Bay Area Legal Aid	
Project Name	Legal Advice Line Capacity Expansion	Grant Period
		Three Years
Counties Served by this Project	Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>BayLegal provides assistance covering a broad scope of legal issues to low-income individuals who are experiencing or at risk of homelessness. Throughout seven Bay Area counties, our advocates provide a full range of legal services, including legal education, advice/counsel, pro per assistance, individual representation, advocacy, and affirmative litigation. Free assistance is provided by experienced advocates based in six local offices throughout our service area and through the centralized Legal Advice Line, which is accessible across the region and serves as our primary intake portal.</p> <p>Due to high housing costs in our region, BayLegal prioritizes serving the many low-income residents who rely on housing subsidies, providing support at every stage in the eviction process and administrative advocacy to preserve tenant subsidies. Recognizing that eviction is not the only tool of displacement, we assert clients' rights to habitable and affordable housing free from discrimination.</p> <p>To address underlying causes of eviction and resolve obstacles to stable housing, BayLegal advocates collaborate across practice areas, ensuring that individuals and families can maintain their income 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.</p> <p>In addition to serving individuals who are at risk or experiencing homelessness, we strategize with fellow providers and engage in affirmative litigation to create systemic changes and increase affordable housing. We also educate tenants through outreach, clinics, presentations, and trainings of other service providers.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>BayLegal proposes to use EAF-Homeless Prevention funds beginning in January 2021 to increase the firm's capacity to promote housing stability and prevent homelessness by adding 1 new FTE advocate to our regional Legal Advice Line (LAL). The funding will not be attached to one individual staff member, rather increase overall capacity and number of clients served. It will allow any LAL advocate to take calls, handle cases, engage in outreach or advocacy, or administer project activities that underpin housing stability. This approach maximizes flexibility in providing services, which is especially crucial as the volume of calls to LAL now regularly overwhelms capacity. We anticipate significant increases as eviction moratoria sunset in early 2021, both from tenants who have received pay-or-quit notices or unlawful detainer claims and those seeking clarity on their rights and responsibilities. In addition, since most services are provided over the phone, LAL has been an even more critical resource for low-income individuals throughout the coronavirus pandemic and compounding wildfires.</p> <p>LAL advocates offer proven effective homeless prevention services, including legal advice/counsel and pro per assistance that empower clients to advocate on their own behalf when faced with pre-eviction notices, unlawful detainer claims, housing subsidy termination, and housing habitability, accessibility, and discrimination issues. To ensure that low-income tenants can get approved for housing and stay current on their rent, LAL also offers help with economic justice issues, including denial or termination of safety-net benefits, benefits overpayment claims, and credit reporting or other consumer protections. For clients with more complex legal problems, and those who have limited ability for self-advocacy, LAL staff schedule them for appointments with attorneys based in BayLegal offices in the client's home county, who possess expertise in housing and/or economic justice. Callers who are ineligible to be served as clients by BayLegal due to income or immigration status receive legal information about tenant rights and may be referred to a BayLegal clinic or legal services partner. As part of this project, BayLegal will conduct outreach, community empowerment and education, engage in non-legislative advocacy, and collaborate across the firm and with external partners – all with the goal of optimizing services to low-income Bay Area renters and</p>	

	<p>upholding practices that keep them stably housed.</p> <p>This project avoids supplanting BayLegal's existing support for homeless prevention by adding 1 new FTE to the Legal Advice Line. Meanwhile, Alameda and Contra Costa counties – home to 65% of BayLegal clients whose housing and income maintenance cases were opened by LAL advocates during the first half of 2020 – have extended funding for our existing Whole Person Care programs only through December 31, 2020. These grants have provided significant funds for anti-displacement work, but their renewal is highly uncertain, especially as county budget projections turn increasingly dire. Staff time billed to these calls, cases, and activities will be tracked by a specific funding code (distinct from our current Homeless Prevention grant), to ensure non-duplication and non-supplantation.</p>
Target Population	<p>This project is targeted to low-income tenants residing throughout BayLegal's service area. Of housing and income maintenance cases opened by LAL advocates during the first half of 2020, 43% of clients lived in Alameda County; 22% Contra Costa; 1% Marin; 2% Napa; 8% San Francisco; 2% San Mateo; and 22% Santa Clara. 79% of these clients are renters, and about 3% are homeless or marginally housed. We anticipate project clients will mirror this group demographically. 68% identified as female, 31% as male, and 1% as transgender/non-binary, while 29% of clients indicated their race as Black; 26% White; 21% Latinx; 11% Asian; 11% Other; and 2% Indigenous. Clients' ages were >1% under 18; 77% 18-59; and 22.5% 60 and over. 45% reported a physical or cognitive disability, and 16% were LEP. 34% of households included children under 18.</p> <p>Many evictions have been avoided thus far during the pandemic because of expanded unemployment benefits and eviction moratoria. With enhanced unemployment yet to be extended and sunseting state tenant protections, BayLegal is preparing for a flood of evictions in early 2021. Moreover, sharply reduced state and local tax revenues from the pandemic's economic crisis put the social safety net in further peril in coming years – driving greater need from benefits participants for help maintaining their income to ensure stable housing. BayLegal continues to make a concerted effort to reach and serve communities of color, who have been disparately impacted to a significant degree by the Covid-19 public health emergency and recession.</p>
Project/Activities Key Goals and Deliverables	<p>The central goal of this project is to increase LAL capacity and provide services to additional Bay Area callers seeking help to become or remain stably housed. We intend to use available short-term funding to hire 1 new FTE advocate in fall 2020, and use EAF to sustain the position from January 2021 forward. Hiring early allows time for critical training and onboarding in preparation for anticipated increase in need and demand. Through expanded LAL resources, BayLegal seeks to make a positive impact on housing stability and improve overall housing retention.</p> <p>With increased capacity, LAL staff are anticipated to handle approximately 11,000 housing and economic justice-related calls in 2021, an 11% increase over 2019 historical and 2020 projected numbers. LAL will be able to respond to more than 1,000 additional calls each year from Bay Area residents facing housing instability. These projections will be measured by using data reports generated from case management and call center software. To effectively serve callers of diverse cultures, needs, and backgrounds, BayLegal will align its services with a person-centered, trauma-informed approach using racial equity lenses. Our hiring objective is to fill the new LAL position with a candidate fluent in at least one language besides English, a high level of racial and cultural sensitivity, and experience serving impoverished communities.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Bet Tzedek Legal Services	
Project Name	Preventing & Ending Homelessness (PEHP) RR Virtual Clinic	Grant Period
		Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Bet Tzedek's PEHP (Preventing & Ending Homelessness Project) is a leader in legal aid efforts related to homelessness prevention and housing security in Los Angeles County. Most of the clients we serve reside in densely populated area of West L.A., though we serve many clients in the Metro L.A., Van Nuys and Antelope Valley areas. The team provides legal advocacy on a wide range of issues that contribute to homelessness, including eviction prevention and defense, landlord dispute resolution, assisting with clearing financial debt, and public benefits protection. The vast majority PEHP's housing advocacy supports below market tenants in rent control jurisdictions and tenants protected under the Tenant Protection Act of 2020.</p> <p>In response to the COVID-19 pandemic, our PEHP team expanded our model from a targeted jurisdiction approach to a broadening of our services area to the entire County. This included hosting virtual know your rights trainings and publishing a comprehensive guide on pending emergency protections entitled "COVID-19 Emergency Protections for Tenants in Los Angeles County."</p> <p>In addition, in March 2020, in response to the anticipated eviction tsunami, the PEHP project launched a Rapid Response Housing Clinic. Held three days a week (two times each day to accommodate our client's schedules), this virtual legal clinic aids any county tenant at risk of homelessness or housing instability through program eligibility screening and brief legal counsel. Clients in need of direct representation services are referred by clinic staff to staff attorneys to assist the clients.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Support from State Bar of California's 2020-2021 Homelessness Prevention Formula would allow us to continue serving our community through the Rapid Response Housing Clinic. HP Formula funding will help maintain and expand our Rapid Response Housing Clinic. Our short-term funding for this project, provided by Department of Consumer Affairs in Los Angeles County, is scheduled to end at the end of the year. State Bar funding will enable our organization to continue in 2021 and hire staff to serve as eviction prevention specialists. PEHP's consists of a three-point intervention process. The first point of intervention consists of tenant education and outreach. The second point of intervention consists of our Rapid Response Housing Clinic. The clinic is currently staffed by two fellows with short-term funding. Additional funding in 2021 will allow us to retain these roles, which help with coordinating client intake. Their primary focus will be to screen for housing issues and distribute the eligible clients/matters to the appropriate staff members. Ineligible persons/matters will be referred out. The clinic aims to provide legal services that prevent landlord-tenant disputes from becoming an eviction lawsuit and spares tenants from experiencing of an unlawful detainer. These eviction prevention specialists provide prompt, pre-eviction services to resolve disputes before a formal eviction is filed. This includes providing tenants advice and counsel on tenant protections, combating the uptick in illegal lockouts, and negotiating with landlords. The third point of intervention is providing comprehensive full-scope court representation to tenants with pending unlawful detainer cases. This intervention model allows our organization to best leverage internal resources while maximizing tenant representation in court.</p> <p>Additionally, our PEHP team would hire an intake coordinator to administer the clinic. The coordinator would oversee intake services, assignments, and case placement. Currently, Bet Tzedek has one intake hotline through which all initial points of contact from the public are directed to the appropriate program. Since the pandemic, the intake voicemail and inbox have been flooded, making it a challenge to reach all clients in a timely fashion. Timeliness is critical in eviction prevention matters, as clients often do not have much time to take legal action before landlords begin pressuring them to vacate. Hiring a PEHP Intake Coordinator would allow us to increase our responsiveness to housing clients while providing important administrative support to our attorneys and advocates engaged in direct services work.</p> <p>Funds would also be used to ensure that the technology the PEHP teams utilizes for the clinic maximize client accessibility and minimize the impact of any "digital divide." One advantage to the shift in having a virtual clinic is that overall, low-income clients face fewer barriers (e.g. geographic distance, lack of transportation) to our services. However, we remain vigilant of the fact that some</p>	

	populations vulnerable to homelessness, including older clients, are less likely to have access to or facility with the technology needed to participate in our clinic. These State Bar funds would help us identify and address such accessibility issues.
Target Population	<p>Our organization is the primary legal services provider for tenants in West Los Angeles (SPA 5), an area of Los Angeles County where long-term residents in below market units face unique housing vulnerabilities and are at increased risk of homelessness as a result of gentrification in the area. According to our records, the average income reported by our clients was approximately \$1,600/month. In contrast, the average monthly rent of a one-bedroom apartment in Los Angeles is \$1,900/month. This imbalance in income to rental costs was already an indicator of community need for housing legal aid.</p> <p>Following growing needs, we now also provide services to tenants living in the L.A. Metro, Van Nuys, and Antelope Valley areas. We anticipate the vast majority of representation services will continue to focus on residents in these target areas while our limited scope or brief services will continue to be provided countywide.</p> <p>According to our client demographic records, 30% are white, 14% are black, 7% are Asian/Pacific Islander, 8% are other. Additionally, 37% identify as Hispanic, regardless of racial identity. Additionally, as the only non-LSC-funded organization, we provide legal aid to many undocumented tenants. This is critical, as this demographic is often ineligible for programs funded by the federal government. Bet Tzedek is also known for our senior and disabled adult work. These groups are disproportionately impacted by housing insecurity as well and are internally referred to PEHP services. Seniors comprise 42% of clients, while adults who self-identify as disabled make 49%.</p>
Project/Activities Key Goals and Deliverables	<p>Bet Tzedek's team is committed to bringing justice to low-income tenants through our Preventing & Ending Homelessness Project. We expect to reach the following service goals through the Homelessness Prevention Formula grant.</p> <ul style="list-style-type: none"> - Hire 3 FTE (two eviction prevention specialists and one intake coordinator) to increase our capacity to serve households at risk of homelessness. - Implement a direct PEHP intake hotline with a response time of 1 business day to rapidly meet client needs. - Train non-PEHP staff referring at-risk tenants to the new intake system to improve service delivery. - Integrate the new housing intake system into the Rapid Response Housing Clinic to streamline PEHP services. - Update and modify Bet Tzedek's housing questionnaire to reflect current circumstances and community needs. - Provide legal assistance to at least 300 households annually through the Rapid Response Housing Clinic. - Provide limited or brief services (beyond advice and counsel) to more than 200 tenants seeking services (67% of clients served). - Represent 75 in unlawful detainer cases through full scope representation (25% of clients served).

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	California Advocates for Nursing Home Reform	
Project Name	Homeless Prevention Grant	Grant Period
		Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CANHR currently provides training, technical assistance, and advocacy support to legal services programs to deter the increasing number of illegal evictions of low-income elders in California's long-term care facilities. In addition to partnering with legal service providers, CANHR offers pre-eviction advice, consultation, and community education for residents of skilled nursing and residential care facilities. Through the current Homeless Prevention project, CANHR has created and continues to expand an extensive resource library on evictions from long-term care facilities, including consumer "Know Your Rights" materials, sample demand letters and administrative complaints for legal services.</p> <p>CANHR advises numerous individual consumers as to their rights and remedies regarding potential evictions from nursing facilities and residential care facilities; represents individual clients at administrative law hearings; and provides training to legal services program staff through webinars and on-site workshops on long-term care eviction defense. All webinars and materials are made available online to legal services program staff as well. CANHR also has engaged in substantial administrative advocacy to ensure that the Department of Public Health, which oversees nursing facilities, and the Department of Social Services, which oversees residential care/assisted living facilities, enforces specific long-term care eviction protections.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>During the COVID-19 pandemic, the legal and regulatory landscape governing long-term care evictions has been rapidly evolving. By all indications, COVID-19 has intensified the problem of evictions from nursing facilities, as vulnerable residents continue to be "dumped" into homeless shelters and motels, exacerbating public health risks in the face of an ongoing pandemic. (See NYT article: "They Just Dumped Him Like Trash" https://www.nytimes.com/2020/06/21/business/nursing-homes-evictions-discharges-coronavirus.html). Residents of residential care facilities for the elderly (RCFEs) often cannot afford substantial "COVID-19" rate increases, which, if unchallenged, result in evictions for failure to pay. In this context, CANHR will expand its existing services by providing up-to-date legal guidance on long-term care evictions in light of COVID-19. CANHR will work with state regulatory agencies to ensure that during the pandemic, resident eviction protections are enforced aggressively, and that facilities are consistently held accountable for eviction violations. None of the activities described above will include legislative advocacy.</p> <p>Additionally, CANHR will expand its current work by developing partnerships with rural legal service providers (QLSPs), such as Inland County Legal Services and California Rural Legal Assistance, to provide comprehensive eviction defense services for rural long-term care residents. CANHR will offer trainings to legal services staff that address needs specific to rural communities, including access to Home and Community-Based Services. CANHR will partner with QLSPs in rural counties to provide co-counsel and technical assistance in defending residents in discharge hearings and appeals, as well as unlawful detainer actions.</p> <p>Finally, CANHR will create translations of its consumer "Know Your Rights" materials into Spanish, and partner with rural QLSPs to engage in outreach and dissemination of translated materials.</p>	
Target Population	<p>This project is designed to serve low-income older adults and persons with disabilities at risk of eviction from California long-term care facilities.</p> <p>On any given day, about 100,000 persons reside in skilled nursing facilities, and another 153,000 reside in residential care facilities for the elderly throughout California. While federal and state laws prohibit evictions from care facilities except for very narrow reasons, illegal evictions are nevertheless common place.</p> <p>Individuals in long term care are among the oldest and most vulnerable residents of California, and often have multiple chronic health conditions that prevent them from living independently. Low-income residents enrolled in Medi-Cal are the most at risk of eviction, because financial incentives</p>	

	<p>encourage facilities to push out residents on Medi-Cal to free up beds for residents who can pay privately or through the Medicare program. (See NBC article: "Dumped: Nursing Home Evictions a Reality for Some Poor Patients": https://www.nbcnews.com/news/us-news/some-nursing-homes-are-illegally-evicting-elderly-disabled-residents-who-n1087341).</p> <p>CANHR services are designed to support low-income residents who are most at-risk of eviction and who cannot afford private legal representation. CANHR will reach the target population by engaging in direct outreach and partnering with local legal service providers, long-term care ombudsmen programs, social workers, and other direct service providers who interface with long-term care residents. CANHR will provide training and technical assistance to legal services organizations that provide eviction defense work to the target populations.</p>
Project/Activities Key Goals and Deliverables	<ul style="list-style-type: none"> - Provide a minimum of 3 QLSP webinars each grant year to at least 200 legal services attorneys. - Expand brief bank of long-term care eviction materials to include up-to-date information on COVID-19 related eviction rights. - Develop partnerships with rural QLSPs and create educational resources focused on the needs of rural individuals. - Design new consumer Know Your Rights fact sheets, translated to English, Spanish and Chinese. Disseminate to consumers on website and through printing a minimum of 1000 copies to disseminate to QLSP programs - Offer direct assistance to consumers facing ongoing eviction proceedings and, if applicable, refer them to legal services. - Provide direct legal representation to residents in administrative proceedings and in civil court, in key cases that will help educate administrative agencies or facilities about key areas of the law.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	California Indian Legal Services	
Project Name		Grant Period
Housing Eviction & Legal Protection (HELP)		Three Years
Counties Served by this Project	Alpine, Inyo, Mono	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Under a small LSC Basic Field grant known as the Eastern Sierra Legal Assistance Program (ESLAP), CILS' Bishop office provides limited representation of low-income tenants in landlord disputes or provides the tenant with legal information on their rights to address landlord issues without direct intervention. CILS also has a contract with the local Area Agency on Aging and operates the Inyo Mono Senior Legal Program (IMSLP) that allows for limited assistance on tenant issues for individuals age 60 or older that reside in Inyo or Mono County. To maximize our limited resources, our current landlord-tenant services are primarily delivered through counsel and advice, pro se assistance, legal education or requests for reasonable accommodations for tenants with disabilities. CILS does not have sufficient funding to provide direct representation of tenants in unlawful detainer actions in court except in very limited and urgent circumstances. In the last two years, CILS has had to use multiple funding sources to provide direct representation to tenants with active court disputes.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CILS, through its Bishop Office will use this formula grant to implement the Housing Eviction & Legal Protection (HELP) project in three specific ways: 1), expanded capacity for legal representation, 2) community education, and 3) to expand the use of housing choice vouchers.</p> <p>Expanded Capacity: as discussed in the 'Qualifying Activities' answer above, our current funding sources cannot support robust eviction defense work. When we get demanding landlord/tenant (LL/T) cases, we are limited in the services because we would deplete funding meant to cover a broad range of legal issues. For example, under the ESLAP grant we provide legal assistance on: special education, public benefits, employment discrimination / requests for reasonable accommodations, wage theft, consumer law, debt collection, and many others in addition to limited LL/T cases. Under our IMSLP we provide seniors with preparing simple wills, advanced healthcare directives, powers of attorney forms, probate-avoidance and other low-income estate planning, public benefits work in addition to limited LL/T defense. Funding under the Homeless grant will not supplant our existing resources but will simply allow us to increase tenant representation in court and provide our clients a zealous defense without depleting grant funds that is stretched to cover a broad range of non-litigation legal services.</p> <p>Community Education: The HELP project will provide landlord-tenant community education. With the recent passage of the CDC moratorium on evictions and especially AB 3088, community education is critical in this practice area. CILS will also offer provide trainings to local non-legal housing assistance providers Inyo Mono Advocates for Community Action (IMACA) and the Mammoth Lakes Housing, Inc., so that they may share information about new legal protections to the tenants in their client communities.</p> <p>Housing Choice Vouchers: Inyo and Mono Counties suffer an acute housing crisis due to the lack of available private land for development. This problem is in part due to a relatively large proportion of federal land in both counties (Bureau of Land Management, National Park Service and National Forest) and also exacerbating this land problem is that the land ownership of the Los Angeles Department of Water and Power purchased most of Inyo and Mono Counties in the early 20th century to meet the water needs of southern California. No matter the reason, affordable housing is difficult to come by in Inyo and Mono Counties, and large-scale public housing is limited or non-existent, depending on the town. That leaves the private rental market and housing choice vouchers (HCV) for low-income tenants. Unfortunately, the Housing Authority of Stanislaus County (Housing Authority) covering Mono and Inyo Counties is located on the western side of the Sierra Nevada Mountain Range and our local residents have difficulty securing HCVs and getting responses from the Housing Authority. The HELP project will use this funding to assist tenants seeking HCVs from the Housing Authority in the hopes that our participation will elicit quicker and better outcomes for tenants on the eastside of the Sierra Nevada.</p>	
Target Population	<p>Our Project's target population will be individuals with landlord-tenant issues residing in Alpine, Inyo and Mono Counties. Besides the Self-Help Centers found in the Counties' respective Superior Courts, the CILS Bishop office is the only provider of civil legal assistance on the eastside of the Sierra Nevada mountains. The housing populations in these three Counties we serve have no option</p>	

	for civil legal aid and advocacy except for CILS, since the Self-Help Centers cannot provide legal advice. As such, this target population are in particular need of access to legal services for housing disputes.
Project/Activities Key Goals and Deliverables	It is the goal of CILS under all of our programs to keep our clients in safe and affordable housing. The specific goals for this project are preventing or delaying eviction via direct and indirect representation of tenants, providing community education about LL/T law in California, and generating higher and more successful participation in the HCV program of local low-income tenants. Additionally, the HELP project will establish a lasting impact for tenants by putting Landlords and their counsel on notice tenants now have an advocate. Tenants in this area have gone for too long without an advocate by their side in court, and landlords and their counsel have come to expect easy (and sometimes unlawful) wins. This funding will allow CILS to establish zealous advocacy for the rural tenants of Inyo, Mono, and Alpine Counties – an effect that will benefit tenants long after the expiration of the funding period.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	California Rural Legal Assistance Foundation	
Project Name		Grant Period
Rural Housing Advocacy Project to Prevent Homelessness		Three Years
Counties Served by this Project	Fresno, Madera, Sacramento, Solano, Sutter, Tulare, Yolo	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CRLAF presently engages in class and impact litigation designed to protect rural families from homelessness. We represent farmworkers and other low-wage rural workers, and their families, in landlord tenant disputes, such as: issues around habitability, wrongful evictions, employer-owned housing matters, and mobile home park related matters including park conversions. Additionally, a Support Center we provide co-counseling and technical assistance to QLSPs on rural housing matters. Our team also provides annual updates on developments in housing law.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Through the California State Bar's formula grant funding, we plan to strengthen and broaden our existing legal services through a robust remote legal aid housing project aimed at essential low-wage workers and their families, in the Sacramento and Fresno regions, two unserved and underserved communities. The program will also serve residents in the counties of Yolo, Sutter, the City of Dixon, Madera, and Tulare.</p> <p>The Project will serve individual tenants through community outreach, education, pre-eviction and eviction legal services. By serving individual clients, the team will be able to identify local patterns of landlord misconduct, which may then turn in to class action cases where appropriate.</p> <p>Housing discrimination cases that CRLAF seeks to bring forward are all overshadowed by issues surrounding one's immigration status. Specifically, we seek to engage in casework that results in systemic improvements in areas where we can have the greatest impact, including labor camp housing, rural apartment complexes, and mobile home parks.</p> <p>Present funding allows for involvement in a limited number of housing class cases annually. Additional funding will serve as seed funding to engage in individual representation for the thousands of rural immigrant and mixed status families presently unserved due to LSC funding restrictions that limit QLSPs.</p> <p>CRLAF will utilize technology to accomplish our work. We will employ a video conferencing software with breakout room features that permit clients and volunteers to meet privately. This will also allow the supervising attorney to move in and out of the breakout rooms as needed.</p> <p>The Project will use video conferencing and document automation software to connect with clients. The online format permits CRLAF to serve tenants both in remote rural areas and cities, or different areas simultaneously. CRLAF will conduct virtual interviews, long-distance housing clinics, know-your-rights presentations, distribute housing defense packets and give housing rights presentations for unrepresented individuals.</p> <p>To streamline processes, a legal document automation software will be utilized to create templates, as well as fillable and signable legal forms that auto populate. Before each one-on-one legal consultation, or clinic, CRLAF will train all volunteers operating these spaces on the use of each software and current applicable housing laws.</p>	
Target Population	<p>California's labor force includes approximately 1.75 million undocumented workers, at least 1/3 of whom are essential workers. Yet, these workers and their families have been largely left out of the recovery plan. Tenants who remain unemployed, or are in low-wage jobs without sick leave or other protections are left with nowhere to turn. The lack of access to legal aid affects not only the undocumented individual, but their entire family. Further, many rural areas include the least affordable housing in both the state and nation, with higher rates of eviction, foreclosure and inhabitable housing.</p> <p>California's rural communities are diverse, speaking Spanish and many indigenous languages, and coming from a variety of cultural backgrounds. Indigenous residents face even larger barriers. Rural populations experience a dramatic justice gap. In addition to the dearth of services in rural areas, rural families lack the reliable transportation necessary to connect them to legal services.</p>	

	<p>County courts maintain self-help centers for tenants, but fail to address the communities' overarching needs as they do not provide legal advice, negotiate on behalf of tenants, assess the merits of a case, nor take or refer a case for further representation or impact litigation. The pandemic further aggravated the precarious economic and housing situation of mixed-status families. The combined lack of access to legal aid, and lack of employment options leaves undocumented rural Californians and their families entirely without support and in devastating economic circumstances.</p>
Project/Activities Key Goals and Deliverables	<p>The goal of the project is to keep families from becoming homeless and to keep families housed in safe and stable housing.</p> <p>Through intake and case review cases will be assigned to each project attorney, including both individual client eviction defense and housing class action litigation. Collectively, the team aims to take on at least 50 cases over the course of the grant, including complex class action litigation. In addition to these direct actions taken to prevent homelessness among the rural poor, we will continue to educate residents on their rights throughout our work.</p> <p>Volunteer law students will assist in regularly occurring housing clinics and will help lead ongoing know-your-rights community presentations.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	California Rural Legal Assistance, Inc.	
Project Name		Grant Period
Housing Helpline		Three Years
Counties Served by this Project	San Joaquin, San Luis Obispo, Santa Barbara, Stanislaus, Ventura	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>There is a consistently unmet need for safe, decent, stable, and affordable housing in the low-income, agricultural, and rural areas California Rural Legal Assistance, Inc. (CRLA) serves. CRLA helps to meet this need by providing low-income clients with consultation, workshops, education and outreach, legal representation, conciliation and mediation of complaints, and affirmative litigation for multiple legal issues affecting housing, including landlord-tenant disputes, housing discrimination, habitability, eviction, relocation assistance, homelessness, housing elements, land-use planning, and foreclosure prevention. Prior to the EAF Homelessness Prevention funding opportunities, housing services had been provided via direct services, self-help workshops and clinics, and impact advocacy.</p> <p>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 subsidies; 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; mobilehome owners seeking to enforce their rights under the Mobilehome Residency Law; 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 income stability as it affects housing stability, tenant rights and responsibilities, evictions, rental housing, mobilehome parks, employee housing, and other housing situations impacting low-income populations. CRLA also monitors court litigation or administrative settlement agreements, in addition to monitoring proactive rental inspection programs to ensure compliance and tenant protections.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CRLA has used EAF Homelessness Prevention funding provided by the California Legislature to incubating a housing legal advice line ("helpline") service model. Launched in some of CRLA's highest need service areas, the helpline is enabling low-income tenants to speak by telephone to an attorney or skilled paralegal, under attorney supervision, specially trained in eviction defense. Helpline staff provide answers to helpline patrons' legal questions, analyze patrons' legal problems, and advise patrons of steps to solve problems so that their matters may be resolved efficiently with a phone consultation or soon thereafter. Helpline staff also perform brief services when they are likely to solve the problem (such as making phone calls, writing letters or preparing documents on behalf of clients), and make referrals if further legal assistance is necessary. Through this helpline, CRLA is serving San Joaquin, Stanislaus, San Luis Obispo, Santa Barbara, and Ventura county residents through helpline staff supervised by CRLA's field offices. The helpline specifically serves clients who would not otherwise have been served by CRLA due to limited resources. We propose to continue these helpline services under 2021-2023 National Mortgage Settlement Homelessness Prevention funding.</p> <p>CRLA sees a chronic unmet need for assistance in eviction and landlord-tenant disputes. The helpline was conceived as a new service delivery model for CRLA, designed to help distressed renters in communities where we see some of the highest unmet need, and increase access to services for rural Californians who could not reach CRLA offices because of inadequate public transportation and other barriers. The circumstances of the COVID-19 pandemic were unforeseen but helpline implementation efforts prior to March 2020 were very fortuitous.</p> <p>EAF Homelessness Prevention funding has been the sole source of support for the helpline. All helpline patrons have their questions answered and information and education on housing rights provided, regardless of immigration status, and basic information collected to verify unduplicated numbers through Step 1 services. After verifying eligibility, helpline patrons also receive counsel and advice from a helpline advocate at Step 2 services. Follow up appointments for additional services ranging from further research on more complex issues or brief services to resolve landlord/tenant disputes, to full representation at Unlawful Detainer court proceedings and systemic advocacy to</p>	

	<p>address illegal practices of common bad actors are also provided at Step 3 services. The helpline is staffed by new hires located in CRLA field offices in the counties served and helpline staff serve tenants that might not otherwise have been able to access CRLA's services. The critical new hire with National Mortgage Settlement HP funding will be the Housing Helpline Managing Attorney to oversee the work as a whole, help to expand the services to cover more of the 20+ counties that CRLA serves statewide, and to better evaluate helpline services and impact on housing stability. Without continued funding, CRLA will not be able to support the helpline beyond June 2021.</p>
Target Population	<p>CRLA is a leading provider of legal services to the state's most vulnerable communities, including farmworkers, seniors, LGBTQ+ individuals, Indigenous residents, and people with disabilities. All CRLA clients are low-income and the vast majority of clients' incomes do not exceed 125% of the Federal Poverty Guideline (FPG). CRLA will continue to serve low-income, rural tenants struggling with landlord-tenant disputes and facing eviction in the northern San Joaquin Valley and along the southern Central Coast.</p> <p>Nearly 20% of the residents of the northern San Joaquin Valley region of San Joaquin and Stanislaus counties experienced severe housing cost burden (spending 50% or more of their household income on housing) pre-pandemic. Unemployment rates in the counties top 14% and they rank 52nd and 48th in the state, respectively. The very high cost of housing and high cost of living make the southern Central Coast region unaffordable for low-income community members, comprised of the working poor and those subsisting on public benefits assistance, many of whom are routinely targeted for eviction to make way for rent increases. The dire economic circumstances for renters in both these regions mean that vulnerable community members are at imminent risk of homelessness as eviction moratoria lift.</p>
Project/Activities Key Goals and Deliverables	<p>The Housing Helpline has three goals: 1) to expand access to housing rights information in two of the regions hardest hit by California's housing crisis, without regard to legal residency status; 2) to increase tenant defense assistance; and 3) to prevent eviction and displacement. All helpline patrons receive at least Step 1 services, including answering questions and providing housing rights information and education. CRLA has served hundreds to date under EAF Homelessness Prevention funding and will continue to track service numbers by collecting the names, addresses and phone numbers, plus demographic information, on all helpline patrons. CRLA estimated that Step 2 assistance, where immediate counsel and advice are provided, and Step 3 assistance where additional and more extended services are provided at a follow up appointment, would be provided to approximately 10% of helpline patrons and plans to report that unduplicated number separate from patrons receiving just Step 1 assistance.</p> <p>CRLA tracks and will report all Outcomes and Economic Benefits achieved through helpline services. Through education, legal self-help support for self-represented litigants, direct services, and impact litigation where appropriate, 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 and enforce clients' rights to safe, habitable housing.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	California Women's Law Center	
Project Name	EAF - Homelessness Prevention Grant	Grant Period Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>For over three years, the California Women's Law Center (CWLC) has provided a free legal housing clinic every month in Los Angeles for low-income residents seeking legal advice regarding their housing matters. Beginning in 2017, and in partnership with Venice Community Housing Corporation, we initiated monthly clinics in response to beach area residents' overwhelming need for assistance with their housing rights. The need for legal assistance was sparked by the sustained destruction of many affordable housing units in the area and although our clinic participants were initially only residents of the beach cities who were being forced out of their homes or challenged by landlords, over time the clinics have grown in scope and we now assist people from every part of Los Angeles County and even beyond.</p> <p>In addition, over the last three years we have engaged in impact litigation to protect affordable housing units in the Venice area and to keep tenants from being evicted due to the predatory and manipulative tactics of developers to evade state laws enacted to protect affordable housing. Finally, pursuant to our 2019 EAF Homelessness Prevention grant, we have engaged in, and continue to participate in, eviction defense representation efforts in the Los Angeles area.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CWLC will engage in two types of work pursuant to the grant, tailored to prevent homelessness and keep vulnerable Los Angeles residents housed. First, we will continue to provide legal assistance to Los Angeles County residents facing eviction through our online legal housing clinics.</p> <p>During the current pandemic, housing insecure people in Los Angeles are facing even greater hurdles to stay housed. Experts are warning that California could see a 20% increase in homelessness due to high unemployment and low levels of savings to draw from, causing an inability for many to pay their rent. Although Los Angeles has instituted an eviction moratorium until September 30, 2020, that moratorium only protects tenants from eviction for non-payment of rent during the moratorium period. Therefore, it is likely there will be a tsunami of evictions as well as lawsuits to recoup rent not paid, but still owed, during the moratorium period.</p> <p>The clinics will continue to allow expert housing attorneys to directly interact with those potentially facing eviction in the future as well as those who are currently facing eviction or who are otherwise at risk of losing their homes. Even without additional funding, we felt it was imperative to offer our online clinics more often to ensure low-income tenants throughout Los Angeles would have access to free legal services to help protect them from unlawful evictions and otherwise assist their efforts to stay housed during a particularly vulnerable time.</p> <p>The second portion of our work under the grant will focus on seeking out and engaging in targeted impact work at the local level to protect affordable housing and keep residents in Los Angeles housed. We will work together with our local partners, including our expert housing attorneys and other local community activists, to determine which types of impact work to prioritize for maximum effect on the communities we serve.</p> <p>CWLC's online legal clinics will stay current and able to address the many unique and changing issues that arise in the coming months and years as we recover from the financial effects of the pandemic. Our impact work will ensure that laws already in place are properly implemented and followed to protect affordable housing for tenants.</p>	
Target Population	<p>Our work prioritizes the needs of indigent and low-income residents in Los Angeles who are facing eviction or are at risk of losing their housing due to unfair and illegal practices of developers attempting to circumvent laws passed by the California Legislature to protect affordable housing in a very expensive state.</p> <p>In 2019, 83,000 people lost their homes in Los Angeles in 2019 — about 50% more than the year before, according to the Los Angeles Homeless Services Authority (LAHSA). Availability of affordable housing remains a severe problem in Los Angeles. In January of this year, we learned that each day 67,000 people are living on the streets of Los Angeles, up 13% from 2019 -- a truly dire situation</p>	

	that has surely been exacerbated by the pandemic. Between 1997 and 2019, Los Angeles County lost 5,057 affordable units. A recent report identified 3,260 rent controlled apartments that are at “very high risk of conversion” in Los Angeles County in the next year. With the ongoing housing crisis and the homeless population continuing to grow, the need for free legal tenants’ rights and other housing assistance is more necessary than ever.
Project/Activities Key Goals and Deliverables	The goals of the project are to reduce unlawful evictions for the low-income and housing insecure communities of Los Angeles, work to ensure affordable housing is preserved in Los Angeles and help keep as many people in their homes as possible. To meet these goals, we will continue to educate and assist low-income individuals at our online housing clinics, and we will utilize information learned from the clinics to advocate for change at the state and local level. In addition, we will engage in impact work at the local agency level, as well as in the courts when necessary, to ensure that affordable housing protections in place are being enforced properly by local agencies.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Central California Legal Services	
Project Name	Homelessness Prevention Pilot Expansion	Grant Period
		Three Years
Counties Served by this Project	Fresno, Kings	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Central California Legal Services (CCLS) provides the following tenant eviction defense and other services to protect their right to safe and affordable housing, which qualify the program to receive these new Homelessness Prevention Formula Grant funds.</p> <p>Our Housing Team resolves disputes with landlords, prevents illegal evictions, and advocates for correction of substandard housing conditions. Other CCLS legal teams help tenants stabilize their housing through advocacy services that restore and preserve essential benefits such as public assistance grants, overcome denial of other income support (food stamps, disability and veterans' benefits), and ensure access to health care at minimal or no cost.</p> <p>Self-represented litigants receive legal information related to eviction processes and forms through Tenant/Landlord Housing Law Clinics, and trial preparation for those with a scheduled trial date, carried out in partnerships with the Fresno County and Tulare County Superior Courts respectively.</p> <p>Our housing attorneys ensure local governments comply with California Housing Element laws requiring them to plan for sufficient affordable homes, increasing supply of affordable housing units for very low-income families. Housing advocates are also suing landlords' lawyers to compel compliance with federal debt collection law.</p> <p>The team provides legal community educational services highlighting tenants' rights. Upon invitation from the Fresno County Superior Court, the team is also collaborating with the landlord bar to provide bench guidance on COVID-related changes in eviction procedures.</p> <p>Our Pro Bono Program (BPB), formerly known as the Voluntary Legal Services Program, recruits private attorneys to staff our housing clinics and also provides representation to tenants.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CCLS seeks to extend the current pilot Homelessness Prevention Program (HPP)—which focuses whole-person services on housing-insecure students and their families in Fresno County—to eligible tenants in rural Kings County. CCLS will deliver eviction defense legal assistance, community legal education, and robust internal and external referrals to wraparound services, to prevent homelessness and the trauma caused by abrupt loss of a home.</p> <p>Attorneys provide pre-eviction and eviction legal counsel and advice, including representation. CCLS navigators ensure our other substantive teams address any other problem with which CCLS can assist. Navigators further reinforce a family's housing stability via referrals to multiple community-based programs already serving the target population. Our "legal wellness screenings" outreach, community education, and internal and external referral practices, help to address the dynamic revealed in the Justice Gap Report: many individuals are unaware their problem is a legal problem, and do not timely seek help from legal aid.</p> <p>These new funds will expand our existing pilot Homelessness Prevention Program from Fresno County into Kings County. Services will not supplant existing resources, and will provide eviction defense services to tenants not otherwise currently served. After June of 2021 when funding for our existing HPP pilot will end, a portion of these new funds will continue HPP activities in Fresno County.</p> <p>The majority of the CCLS Housing Team's eviction defense services are delivered to Fresno County residents: The current HPP pilot partners with the Fresno Unified School District and local colleges; the EAP Partnership with the Fresno Superior Court assists self-represented Fresno County litigants with legal information (though due to the pandemic, our Housing Team is working with our Pro Bono Program to conduct this clinic remotely); and the CCLS Shriver project, a collaboration with the Fresno Superior Court, provides eviction defense services in Fresno County only. Our</p>	

	<p>partnership with the Tulare Superior Court does assist self-represented litigants in Tulare County with trial preparation, but is on hold due to the pandemic. These funds will thus enable us to help currently-unserved client populations in Kings County.</p> <p>CCLS staff, with partner agencies, will provide legal services in rural Kings County: Housing Navigator Services; Community Legal Education & Self-Help; Advice & Brief Services (e.g. demand letter, negotiation) and Legal representation.</p> <p>With these new funds, CCLS will partner and train Kings County CBO staff to develop internal “housing navigator/advocate” capacity: ID housing needs as legal issues (Justice Gap Report); Train to host Know Your Rights presentations (prepared by CCLS); Distribute and assist with Self-Help materials (prepared by CCLS).</p> <p>Potential partners include: Kings Community Action Organization; Family Resource Centers (located at or near school campuses); Tulare/Kings Continuum of Care (homeless coordination); California Farmworker Foundation and local courts.</p> <p>After successful replicating the pilot in Kings County, we may consider further expansion into communities in rural Tulare County. The need for tenant defense services has always exceeded our capacity; as pandemic protections are withdrawn, we anticipate seeing even larger numbers of indigent tenants seeking our services.</p>
Target Population	<p>CCLS will expand current HPP into Kings County, where rural communities and residents of color are among those hardest-hit by the COVID 19 pandemic. A major factor leading to our clients’ multiple legal problems is the extreme poverty they experience daily. They are challenged by language barriers, mixed immigration status, lack of transportation, and limited or no access to broadband internet services. These residents never fully recovered financially from the job losses of the 2008 Great Recession, and continue to struggle with the economic damage caused by a six-year drought. Renters in Kings county make up nearly half (48.3%) of the population, with a current poverty rate of 19%. The area is diverse, with Latinos representing a majority of the population at 55.3% with 40% of residents speaking a language other than English at home.</p> <p>Since the pandemic, many client-eligible Kings County residents have lost their jobs or experienced a reduction in wages and now find themselves among those most in need, fearful of being evicted from their homes. Industries such as hotels, food service, farm labor, small business, and retail trade are hardest hit, and also employ our clients as low-wage workers. As a result, our client communities struggle with significant economic, health, educational, and mental health challenges, including potential eviction. Many will need counsel, advice, and an attorney who will represent their interests as they try to keep their families housed; these families are likely to need access to additional services as well.</p>
Project/Activities Key Goals and Deliverables	<p>Goal: Replicate HPP to rural Kings County tenants, developing new agency and CBO partnerships, and leveraging existing relationships with local client-serving organizations by (e.g.) training their staffs on housing advocacy to build their resources and expand capacity.</p> <ol style="list-style-type: none"> Identify and select community organizations in regular contact with the target population; assess their willingness and capacity to serve as access points for tenants needing both legal and other housing-stabilizing services; assess and build their capacity to work with CCLS’s housing clients through staff trainings, and provision of legal educational materials for distribution. A minimum of 6 organizations will be identified to collaborate with CCLS on this pilot extension. Develop and present community legal education trainings, with a target of 3-5 quarterly training sessions. Provide direct legal services to tenants. It is anticipated that initial numbers for direct legal services will be in the range of 10-15 tenants/month, with numbers increasing to 30-40 tenants/month within six months. Provide quarterly outreach activities to increase awareness of the project’s services in these rural communities. Coordinate delivery of services so tenants can easily access services timely with other community groups and for referrals to additional support services for tenants.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Centro Legal de la Raza	
Project Name		Grant Period
Community Eviction Defense Project		Three Years
Counties Served by this Project	Alameda	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Centro Legal has developed and refined a model of service provision that efficiently provides a wide range of services for low-income tenants. Our model prioritizes accessibility, empowering clients, and responding quickly to emerging trends in landlord-tenant relations. We incorporate a wide range of tools:</p> <ol style="list-style-type: none"> 1. Broad, inclusive service provision via drop-in clinics where we provide one-to-one legal consultation services that can include reviewing eviction notices and notices of rent increase, drafting letters, providing legal advice, preparing petitions to rent programs, helping tenants respond to landlord demands, and providing other limited assistance. 2. Legal representation. These services can include representing tenants in negotiations, hearings, and mediations related to cases with local rent regulation bodies; defending tenants facing unlawful detainer actions; and representing tenants in negotiations for temporary or permanent household relocation. 3. Strategic affirmative litigation where there are opportunities to magnify our impact. We focus on cases where we can change or clarify the law or where the landlord owns multiple properties or large apartment complexes. We also prioritize compelling cases where the landlord is engaged in particularly egregious conduct or where litigation can help bring about broader policy change. 4. Community outreach to provide know-your rights training and to inform tenants about the availability of our services. 5. Policy advocacy to make tenant protections more effective. We monitor trends in issues facing tenants and provide guidance to government bodies and rent boards on how policies and ordinances have needed to be modified to better meet tenant protection goals. 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Centro Legal is preparing to defend a massive number of evictions subsequent to the expiration of the Alameda County Eviction Moratorium and other state and federal pandemic-related eviction protections. In order to meet an unprecedented demand for our services, Centro proposes implementation of a new approach to eviction defense that focuses on scaling pro per assistance and incorporating a participatory defense component, thereby exponentially increasing the impact of our services and allowing our team to prioritize cases taken on for full scope representation in order to maximize our impact. Specifically, our three-part approach includes:</p> <p>(1) Scaling up our ability to assist tenants with answers/demurrers to unlawful detainers, in pro per, to prevent default judgments. We will better utilize technology to scale access to services through, for example, conducting virtual workshops where tenants are shown how to prepare and file an answer in pro per, creation of a hotline, and an interactive website that will walk tenants through the eviction process through a series of instructional and educational video content. We will leverage pro bono and law student assistance to develop self-help guides, pro per materials and templates, and to assist remotely in preparing responsive pleadings and dispositive motions.</p> <p>(2) Provide tenants with tools necessary to prepare their cases for settlement and/or trial through a mix of participatory-defense style workshops, self-help materials and guides, and/or direct limited scope representation. Participatory-defense style workshops will be conducted in partnership with community based organizations/organizers and will bring tenants experiencing eviction together to build community and empower tenants to advocate for themselves. Workshops will be conducted on an ongoing basis and will cover topics such as the eviction process, filing answers, responding to discovery, preparing your case for settlement or trial, settling your unlawful detainer case, and conducting a trial.</p> <p>(3) Select cases for full scope representation that will have maximum impact and will advance the movement. We are providing extensive trial eviction defense trial skills training remotely to all attorneys.</p> <p>The model aims to shift power back into the community. This model will be used in the face of the</p>	

	<p>pandemic evictions crisis and beyond, ultimately focusing less resources on scaling pro per answers and more on participatory defense.</p> <p>Additional attorneys are needed to coordinate and implement these new efforts.</p>
Target Population	<p>The project will target low-income tenants in areas of Alameda County where legal services are scarce. Target areas include Castro Valley, Fremont, Hayward, San Leandro, San Lorenzo, unincorporated Alameda County, and Union City – cities and areas with large populations of low-income renters, but who lack the resources to fund sufficient the legal services needed by their residents. We currently provide limited services in these areas. 66% of our clients in these areas in FY 2019-20 were extremely low income (below 30% AMI). 58% were Latinx, 20% were Black, 19% were other people of color, and 3% were white.</p>
Project/Activities Key Goals and Deliverables	<p>Goal 1: Increase Remote Access to Services. Scaling up our ability to assist tenants with answers/demurrers to unlawful detainers, in pro per, to prevent default judgments.</p> <p>Delivery of Services:</p> <ul style="list-style-type: none"> -Design and implement a website that will walk tenants through the eviction process through a series of instructional and educational video content -Develop self-help guides, pro per materials and templates, and to assist remotely in preparing responsive pleadings and dispositive motions. <p>Goal 2: Early intervention & Participatory Defense Workshops. Providing excellent and equitable early intervention services through drop-in clinics and/or workshops by educating tenants about their rights and providing legal advice and counseling. Workshops will cover topics such as the eviction process, filing answers, responding to discovery, preparing your case for settlement or trial, settling your unlawful detainer case, and conducting a trial.</p> <p>Delivery of Services:</p> <ul style="list-style-type: none"> -Hold six early intervention or participatory defense workshops per year. <p>Goal 3: Legal representation. Provide excellent and equitable full representation eviction defense services to tenants.</p> <p>Delivery of Services:</p> <ul style="list-style-type: none"> -Legal Representation: At least 18 unduplicated low-income tenants will receive legal representation per year. <p>Note: Goals and deliverables will be revised should allocation exceed projected estimated allocation.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Child Care Law Center	
Project Name		Grant Period
	My Home Is My Lifeline - The Intersection of Housing and Child Care	Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CCLC provides legal information services, referrals to QLSPs and private attorneys, limited representation, representation with QLSPs, and community education materials, eblasts and workshops. We also have the capacity to engage in impact litigation.</p> <p>In 2019, CCLC strengthened the housing and zoning law (SB 234-Skinner) to include guaranteed procedures and remedies for family child care providers who are discriminated against in rental housing. CCLC has a robust implementation and monitoring program to educate people about and enforce the new law.</p> <p>Before the pandemic hit in March 2020, CCLC assisted approximately 20 renters* each month through our Legal Information Service. This number more than tripled each month after March 2020. Since then, we regularly produce and disseminate information about housing rights through Facebook videos and posts, eblasts and our website FAQs, answer general questions individually, and provide limited representation to family child care providers.</p> <p>CCLC also assures income security to families with children who have a right to child care assistance. We represent parents who are entitled to child care subsidies, monitor county social services agencies to ensure they comply with laws to award child care subsidies, and conduct a community education program. Ensuring that parents obtain the child care benefits they are entitled to improves their housing stability and keeps them from experiencing homelessness. We serve all clients regardless of their immigration status.</p> <p>*About 40 people contact us for legal information each month. Requests rose to about 500 a month after March.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Our primary proposed activity is to produce and disseminate a short, animated video each year. As we have worked over the past nine months to implement reforms that we won in 2019, many stakeholders have informed us that a short and easily accessible video would be of tremendous assistance.</p> <p>There are two reasons to create these videos: 1) The information needs to be readily available at the moment when the seeker needs it - if it's only given at a workshop or via email, the information has little or no impact if the recipient doesn't need the information at that moment. 2) A diverse group needs this information - landlords, tenants, government agencies, social services agencies, homeowners, and many more.</p> <p>We will build upon disseminating the video by making our legal services available in the ways described below. We will continue to offer the following services to QLSPs, community-based organizations, social services agencies, family child care providers in rental homes, and families who are eligible for child care assistance:</p> <p>1) Legal assistance and information - attorneys and community advocates respond to requests for information about renters' rights, discrimination in renting a home, rights to operate a home-based child care within a homeowners' association, threats of rent increases, evictions, and unlawful prohibition of home-based child care.</p> <p>Staff also assists low-income parents obtain child care benefits, which gives them income security for housing stability and helps ensure they avoid eviction.</p>	

	<p>2) Limited representation - attorneys provide legal services to family child care providers who have been threatened with eviction, a rent increase, or unlawfully prohibited from operating a home-based child care. Attorneys assist individuals to file claims of discrimination with the DFEH. Attorneys also represent parents who are unlawfully denied a child care subsidy.</p> <p>3) Impact litigation - CCLC has the capacity to engage in impact litigation with QLSPs. We work closely with Public Counsel, BetTzedek, Legal Services of Northern California and others to implement and monitor new laws that protect housing and child care. Impact litigation is one important tool for us to ensure families are protected from homelessness during the Coronavirus pandemic and that systemic justice is achieved.</p> <p>4) Community outreach and education - CCLC conducts more than 25 community workshops each year on housing rights and zoning laws that help people keep their homes, and help parents obtain child care subsidies. We reach about 8,000 individuals through our e-blasts, and thousands more through social media. We produce fact sheets in Spanish, Chinese and English. In addition to partnering with QLSPs, we are the go-to legal resource for several statewide organizations, including Parent Voices and the California Family Child Care Network.</p> <p>This grant will not supplant existing resources, because: 1) It will allow us to expand our services to all counties in the state and 2) We will create user-friendly, multi-lingual animated videos for viewing on phones and computers that explain the basic rights in rental housing, in homeowners' associations, and to child care subsidies.</p>
Target Population	<p>Our target population is home-based child care providers (family child care providers), who earn on average \$12 per hour. In California, the majority of the child care workforce is women of color and about half of home-based providers are immigrant women. We estimate that 2/3 of the family child care operators are renters.</p> <p>We cannot overstate the devastation COVID-19 has caused to these women. The vast majority did not have the financial systems necessary to apply for government loans. As sole proprietors, they were not eligible for Unemployment and they were the last group to have applications for Pandemic Unemployment Assistance opened to them. Many have re-opened their home-based child care programs to meet their community's needs -- and they put their own health at risk to do so. If they stay closed, they would have no income. Across the state, roughly 25% of the family child care businesses are still temporarily closed.</p> <p>We also serve parents of children with disabilities, families at risk, and families with low incomes who apply for cash aid. We assist these parents to obtain the emergency child care vouchers and subsidies they are entitled to. Families with children face higher rates of eviction due to the challenges of balancing caregiving and work, lease violations due to overcrowding, and other unfair actions. Child care costs are more than 30% of families' incomes.</p> <p>We will serve family child care providers and parents statewide, most of whom live in underserved communities.</p>
Project/Activities Key Goals and Deliverables	<p>The key deliverable for this project is 3 short videos (about 10 minutes each) about your rights as a family child care provider in rental home, your rights to child care income benefits as a parent, and your rights to operate your family child care home under California zoning laws. By learning about their rights and how to exercise them from these videos, family child care providers and parents will improve their housing stability and will be less vulnerable to experiencing homelessness.</p> <p>Project Activities:</p> <ul style="list-style-type: none"> - Produce and disseminate short, user-friendly videos about housing rights and income benefits. - Engage QLSPs, government agencies, community organizations, and grassroots organizations to distribute and publicize through social media networks. - Provide legal information, assistance, representation, and impact litigation. <p>Deliverables:</p> <ul style="list-style-type: none"> - Videos and other Know Your Rights Publications. - 200 child care providers, 200 parents, 50 QLSP attorneys and 50 landlords will be educated each year. - Legal assistance and representation to at least 120 people each year.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Coalition of California Welfare Rights Organizations	
Project Name		Grant Period
CCWRO HP Formula Project		Three Years
Counties Served by this Project		
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Currently, CCWRO provides services to QLSPs clients in the form of representation, litigation, and advocacy on behalf of individuals or classes of individuals, who are clients of QLSPs and who have legal issues related to the receipt of public social services benefits including CalWORKS Homeless Assistance. Through its existing Homelessness Prevention program, CCWRO expanded its services to provide expert advice and legal analysis of recent developments through newsletter articles regarding housing and homelessness policy issues in California that are not limited to the CalWORKS Homeless Assistance Program.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Tenant defense assistance can include, but is not limited to, 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.</p> <p>Commencing July 1, 2021, CCWRO plans on utilizing this funding to expand its scope of services to all Californians who are housing insecure by providing technical, research and representation to QLSPs serving clients with tenant landlord issues that can be resolved by securing public benefits for the clients of the IOLTA QLSPs. Taking advantage of its unique position as a support center to a broad network of peer legal services organizations, CCWRO will provide, among other resources, (1) technical assistance, representation, co-counseling to IOLTA QLSPs and their clients; (2) web-based and, once pandemic restrictions lift, in-person trainings for legal aid attorneys and staff, (3) web-based know-your-rights and other presentations for persons experiencing homelessness or at risk of eviction through tenants' rights organizations and homeless service centers (4) regular newsletters, blog posts, and action items concerning policy changes that affect low-income tenants and persons experiencing tenant-landlord disputes due to lack of resources that can be remedied with the receipt benefits from California's safety net programs, (5) direct representation and litigation on behalf of individuals or classes to administrative agencies regarding public benefit issues that impact landlord-tenant disputes, and (6) assisting tenant defense by making a bank of safety net programs available to avoid landlord-tenant disputes that result in evictions .</p>	
Target Population	<p>This program seeks to serve low-income tenants and persons experiencing housing instability across the State of California due to not being able to access public benefits under California's safety net programs. In particular, it seeks to provide the above services to IOLTA QLSPs in rural areas and neighborhoods of color. Even with recent efforts by cities and the state government to provide indigent tenants with legal advice and counsel, often housing lawyers are unfamiliar with the public benefit programs available to their clients, enrollment in which can be critical to providing the necessary financial support to resolve these cases. By connecting tenants' rights organizations and legal aid nonprofits with information and assistance so their clients can secure public benefits, we will help tenants know their rights and enhance the quality and scope of services the nonprofits and IOLTA funded QLSPs provide.</p>	
Project/Activities Key Goals and Deliverables	<p>(1) The primary purpose of this program is to provide technical assistance, research, and other substantive aid to IOLTA QLSPs to ensure that their tenant clients facing eviction have access to all of the public benefits and other services they are entitled to prevent eviction. Providing this assistance will:</p> <ul style="list-style-type: none"> • Help trial attorneys in the unlawful detainer setting from having to shoulder the full burden of assisting their clients' public benefits cases, • Keep low-income tenants in their homes by providing and preserving access to emergency and regular public benefits such as CalWORKs homeless assistance, CalWORKs, special needs that can provide cash infusions to tenants and help them, e.g. remedy a default in rent, and • Assist low-income tenants in maintaining stable housing by making sure their access to cash aid benefits, nutrition (SNAP), health insurance (MediCal), and other life-sustaining expenses are covered through existing public benefit programs instead of being paid out of pocket, thereby reducing the likelihood that financial emergencies will result in their inability to make rent. 	

	<p>(2) We plan to create substantive legal trainings for IOLTA QLSPs on best practices in administrative representation, and securing and maintaining public benefit resources to address landlord-tenant issues.</p> <p>(3) We plan to publicize these services through our existing communications network of newsletters and blogs, as well as renewed efforts through social media..</p>
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**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Community Legal Aid SoCal	
Project Name		Grant Period
Homeless Prevention Program 2021-2023 (Formula)		Three Years
Counties Served by this Project	Los Angeles, Orange	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Community Legal Aid SoCal (CLA SoCal) currently offers a full gamut of eviction defense/tenant defense in landlord-tenant rental disputes, as well as income maintenance and public housing services to help clients obtain or preserve housing. Capacity has increased since 2019 due to County- and State-level efforts to reduce homelessness.</p> <p>CLA SoCal assists tenants and low-income landlords through “Know Your Rights” workshops, an EAF Partnership-funded workshop at the LA Superior Courthouse in Norwalk, and the Self-Help Center at the Compton Courthouse. In addition, our toll-free hotline provides immediate counsel and advice to thousands of individuals on housing matters every year.</p> <p>Often in partnership with other legal aid organizations and housing advocates, CLA SoCal attorneys, paralegals, and volunteers provide limited scope services through eviction clinics in Los Angeles and Orange Counties. Services include preparation of formal responses to Notices to Terminate Tenancy on behalf of tenants; assistance with mediation, negotiation, and/or other dispute resolution between tenants and landlords; and assistance with preparation of responsive eviction pleadings, such as answers and fee waiver forms on behalf of a pro per tenants. Because CLA SoCal offers assistance on a range of civil legal issues, we can offer our tenant clients holistic legal assessments where appropriate, on such issues as government benefits, unemployment, domestic violence, and immigration. Particularly vulnerable clients, or those with an issue(s) that cannot be resolved through brief service, may be provided full-scope representation. Legal staff refer clients being offered limited or extended service to our in-house case management team.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Funding from the Homelessness Prevention Fund in 2021-2023 will be used to fill funding gaps for our Housing and Income Maintenance Units as grants and contracts expire in 2021, or where full funding is not yet in place.</p> <ul style="list-style-type: none"> + Continue educational/informational activities, including "Know Your Rights" workshops, particularly in high need communities; + Provide counsel and advice or referrals to tenants through our Hotline; + Provide legal services for non-litigated cases such as illegal lockouts, harassment, reasonable accommodations requests, negotiations for repayment plans, and short-term rental assistance agreements and payments; + Participate in eviction defense clinics, collaborate with other legal services providers and housing advocates in the region, and manage pro bono initiatives; + Provide legal services for unlawful detainer (UD) cases, including dispute resolution and/or administrative hearings and other complex matters; + Provide holistic legal assessments and referrals where appropriate, on such issues as unemployment, government benefits, and domestic violence; + Provide additional and/or ongoing services after the formal conclusion of an eviction proceeding or trial to stabilize a tenant’s housing, including but not limited to sealing eviction records; and + Conduct legal research, investigation, and/or document review to prepare for trial; + Represent tenants at an unlawful detainer trial or settlement negotiations; + Represent tenants in administrative proceedings which may result in the termination of a tenancy or the loss of a federal, state, or local rent subsidy; + Provide legal assistance on income maintenance issues including obtaining or preserving Social Security Disability Insurance, Supplemental Security Income, Unemployment, CalFresh, CalWORKs, and General Relief, as well as appeals of denials. + Provide case management services to help support clients dealing with housing instability, including referrals to housing providers, food banks, and job placement centers; assistance with benefits applications; and court accompaniment. + Communicate with the public – focused on vulnerable communities – about Community Legal Aid’s eviction defense and benefits programs, as well as general information about housing 	

	<p>preservation.</p> <p>In 2019, CLA SoCal's pro bono program partnered with Public Law Center and UC Irvine School of Law to prepare legal response to natural disasters. Today, that partnership has evolved into the Orange County Housing Justice Collaborative, which addresses eviction defense in the time of COVID-19. The three partners work with members of the private bar to staff eviction defense clinics; operations begin in September 2020. CLA SoCal is also working with a consortium of providers and community organizers in Los Angeles County to provide clinics and extended representation. Finally, CLA SoCal is awaiting word on whether it will be a subcontractor on a contract with the California Department of Housing and Community Development to handle tenant issues related to mobile homes.</p>
Target Population	<p>CLA SoCal serves clients who reside in Los Angeles County or Orange County. Most are people of color and nearly all are low-income -- populations that are disproportionately affected by both COVID-19 and housing instability. Other vulnerable focus communities include seniors, immigrants, and those with limited English proficiency.</p> <p>Homelessness has been a chronic issue for the poor and working class in southern California for years due to what Professor Gary Blasi refers to as the "dual crises of extreme poverty and high housing costs" – crises severely exacerbated by COVID-19. As of June's Point-in-Time Count, 66,436 people in LA County were homeless—an increase of 12.7% from 2019. In "UD Day: Impending Evictions and Homelessness in Los Angeles", Professor Gary Blasi estimates that up to 120,000 households – particularly those that are Latinx, Black, and/or immigrant – could find themselves homeless without the deployment of a massive social safety net.</p> <p>A report by Virginia Parks, et. al., "Economic Impacts of the COVID-19 Crisis in Orange County, California: Neighborhood Gaps in Unemployment-Insurance Coverage," finds Orange County's neighborhoods at highest risk of not receiving adequate economic assistance in the wake of the COVID-19 unemployment crisis. Those neighborhoods are low-income, predominantly Latinx or Asian, and immigrant. "Residents of these Orange County neighborhoods have the fewest economic resources to weather a prolonged economic downturn," the report's authors note. "Their immediate economic well-being matters not only for their families, but also for the economic resilience of their immediate communities and cities."</p>
Project/Activities Key Goals and Deliverables	<p>CLA SoCal will:</p> <ol style="list-style-type: none"> 1. Help clients preserve or obtain housing by providing a full range of legal services for individuals facing eviction and other housing law issues. We anticipate we will serve clients on approximately 3,200 housing cases over three years. 2. Help clients preserve or obtain housing by providing a full range of legal services for individuals seeking to obtain or preserve benefits that will help them remain housed or obtain housing. We anticipate we will serve clients on approximately 2,500 benefits cases over three years. 3. Educate tenants about their rights, particularly as impacted by the evolving legal landscape. We plan to provide twelve online Know-Your-Rights (KYR) housing workshops annually; CLA SoCal will also utilize its social media to share information and publicize its services. 4. Integrate basic case management into the homelessness prevention program to help clients facing housing instability. The goal is to improve outcomes by providing clients with emotional support and connecting them with supportive services, and by helping legal staff work to the top of their license. We anticipate that we will provide case management services to approximately 280 clients with housing instability issues over three years. 5. Utilize pro bono through its OC Housing Justice Collaborative partnership with the Public Law Center and UC Irvine Law School; we anticipate we will serve 600 clients through these eviction defense clinics over three years. 6. Evaluate the effectiveness of this work for reporting and program improvement.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Community Legal Services in East Palo Alto	
Project Name		Grant Period
	CLSEPA HP Formula 2021: Preventing Displacement and Preserving Affordable Housing	Three Years
Counties Served by this Project	San Mateo, Santa Clara	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>CLSEPA's Housing Program helps families remain in safe, habitable homes, combat unlawful abuses and evictions, and prevent homelessness and the dislocation of a diverse low-income community. We also advocate for greater tenant protections and more affordable housing in San Mateo and Santa Clara Counties. To achieve these tenant protection goals, we engage in the following strategies:</p> <ul style="list-style-type: none"> - Eviction Avoidance and Defense: CLSEPA provides full-scope legal representation and advice to families facing eviction in San Mateo and Santa Clara Counties and represents families receiving predatory rent increases. In San Mateo County, we run a weekly courthouse clinic where we help unrepresented families in eviction proceedings to settle their cases and avoid displacement and homelessness. Though the court has been closed due to COVID-19, we have been continuing to educate tenants about their legal rights and ensure landlords abide by eviction moratoriums. When the San Mateo County courts reopen, we are ready to resume our work. We have remained prepared for these clinics by holding online trainings for Pro Bono attorneys. - Landlord-Tenant Dispute Resolution: We provide legal representation and advice to families living in unsafe conditions by forcing landlords to comply with the law and make needed repairs. We also work with families to fight housing discrimination and retaliation for asserting their rights. - Community Organizing and Housing Advocacy: We help community-based organizations develop strategies to strengthen tenant protections through civic processes. Most recently, we have partnered with grassroots organizations to secure emergency tenant protections for families impacted by COVID-19. 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>With this formula grant, CLSEPA's Housing Program will be able to expand our services to effectively and efficiently implement new tenant protection laws that have been passed on the federal, state, and local level.</p> <p>First, CLSEPA will provide legal advice and representation to tenants impacted by the COVID-19 crisis to ensure compliance with new legal protections from AB3088 and other legislation designed to prevent large scale displacement of working families from our community. CLSEPA's work in this area will focus on assisting tenants with compliance with federal, state, and local laws to ensure that they are protected from eviction if they are unable to pay their rent due to COVID-19. CLSEPA will also design and implement clinics for tenants who are sued in small claims court for the recovery of small claims rent debt to ensure landlord compliance and help tenants assert any claims they have to protect their credit and financial resources in order to preserve their housing stability. Finally, we will provide legal services to tenants facing eviction for COVID-19 related rent debt both before unlawful detainer cases are filed and throughout the unlawful detainer process. In addition to these services, CLSEPA will design and implement trainings regarding these new legal protections for pro bono attorneys to expand our capacity to assist tenants impacted by the COVID-19 crisis.</p> <p>Second, CLSEPA will be able to expand our capacity to assist tenants with compliance under the new California Tenant Protection Act. With this grant, CLSEPA will be able to assist more tenants newly protected by the rent cap and just cause provisions of the Tenant Protection Act with pre-eviction and eviction related legal services, advice and consultation regarding their new rights, and representation regarding landlord compliance issues, including defending tenants against unlawful rent increases. CLSEPA will also design and implement trainings regarding the Tenant Protection Act for pro bono attorneys to expand our capacity to assist tenants with exercising their new legal rights.</p>	
Target Population	CLSEPA provides free legal services to families and individuals who have faced systemic oppression and barriers to equity. Despite the Silicon Valley tech boom, low-wage workers, limited English proficient individuals, and communities of color have faced increasing barriers to upward economic mobility. The extreme jobs-housing imbalance and rising rents resulted in displacement of long-time residents of East Palo Alto and the surrounding communities, comprised largely of black and Latinx	

	<p>families. In order to sustain their families, low-income workers have been forced to move away from their home communities, enduring ever-longer commute times. COVID-19 has only served to underscore these issues, as restaurants, hotels, and other industries have laid off employees en masse. Communities of color have been particularly vulnerable, with a disproportionate number working in essential services jobs and forced to co-live with extended family or friends in order to make rent -- increasing their risk of exposure. In short, our partnership with these communities is more vital than ever.</p> <p>Our client base reflects this community need. Approximately 95% of our clients are indigent. Seventy-four percent reside in San Mateo County and 20% in Santa Clara County, with 6% not reporting. Seven percent of our clients are minors, 82% are adults, and 9% are seniors. Half are male and half female. Fifty-one percent are limited English proficient, with Latinx making up 98% of LEP clients. The racial breakdown of our clients is 10% white, 10% black, 71% Latinx, and 9% Asian or other Pacific Islander.</p>
Project/Activities Key Goals and Deliverables	<p>The goal of this project is to expand the legal services provided by CLSEPA's Housing Program to assist community members with exercising new legal rights related to the COVID-19 crisis and the California Tenant Protection Act.</p> <p>CLSEPA will provide legal advice, consultation, and representation to tenants impacted by the COVID-19 crisis. CLSEPA will provide advice and assistance to at least 10 community members regarding compliance with state law eviction protections for COVID-related rent debt. CLSEPA will also provide legal services to at least 35 community members through small claims court clinics for tenants sued for collection of rent debt related to COVID-19.</p> <p>CLSEPA will also provide at least 75 community members with legal advice and representation in pre-eviction and eviction proceedings regarding COVID-19 related rent debt as well as landlord compliance with the new protections implemented under the California Tenant Protection Act.</p> <p>In addition, CLSEPA will design and host at least 6 pro bono trainings regarding these new laws to expand our capacity to assist impacted community members.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Contra Costa Senior Legal Services	
Project Name		Grant Period
	2020 - EAF Homelessness Prevention Fund Formula - Contra Costa Senior Legal Services	Three Years
Counties Served by this Project	Contra Costa	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Contra Costa Senior Legal Services provides free legal services to low income seniors aged 60+ across Contra Costa County. We devote substantial resources to preservation of housing. Of the 930 clients served during fiscal year 2019-20, 31% (292 cases) focused on housing. Housing issues range from assistance with publicly subsidized housing, eviction defense, preservation of housing, and improving housing conditions.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	This formula grant will enable CCSLS to continue to provide free legal services despite some anticipated funding reductions (e.g., IOLTA and EAF) and once several of our current grants end (including a State Bar Bank Grant/HOPE and a current Homelessness Prevention grant). It will allow us to add extra hours for our Senior Attorney who works primarily on housing cases as well as ensure we have the outreach staff support required to reach seniors despite closure of senior centers caused by the Coronavirus pandemic. We will also use the funding to ensure we have adequate administrative support staffing for intake and servicing of eviction prevention requests which we anticipate will increase precipitously due to the economic effects of the pandemic. We are a full service legal nonprofit that provides both advice, consultations, and client representation when needed. CCSLS is proposing to offer expanded services to those aged 60 and over who are "homeless" or at imminent risk of homelessness e.g., those who are housed, but have received a judgment for eviction. There are tools that an attorney can bring to bear at the end of the eviction process that can keep someone housed for days or weeks giving the individual time to access other housing. For example, a Stay of Execution which is filed after the tenant receives a judgment but before the Sheriff locks him or her out of the rental, can be used to request a few days or weeks of continued occupancy and buy time to help find appropriate housing and alleviate over-crowding of shelters. And importantly, it reduces the threat of a senior contracting COVID-19 because they have become homeless. Other legal interventions can also be effective at preserving housing. Many seniors have disabilities and CCSLS has successfully used the protections of the Americans with Disabilities Act to request Reasonable Accommodations to keep tenants housed. And in compelling cases, as when a tenant is in jeopardy of losing subsidized housing or a mobile home, the legal process of seeking relief from forfeiture may be an option.	
Target Population	Low-income seniors aged 60+ across Contra Costa County.	
Project/Activities Key Goals and Deliverables	<p>Goal: Keep Seniors in Their Homes</p> <ul style="list-style-type: none"> • Objective 1: Educate seniors on common pitfalls that lead to eviction or home loss either through the dissemination of legal materials both hard copy and digital or by giving four presentations per year to senior homeowners. - Outcome measure: Presentations and/or dissemination of legal education information (Presentations will be conducted if Covid-19 allows); If applicable, attendees report being better informed and having greater peace of mind. • Objective 2: Help prevent eviction and/or enforce tenants' rights. - Outcome measure: At least 100 individuals assisted with housing preservation per contract year. 	

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Disability Rights California	
Project Name	Grant Period	
Homelessness Prevention for Persons with Disabilities	Three Years	
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Disability Rights California (DRC) delivers eviction defense and other tenant defense assistance through a statewide intake line that is staffed by 18 advocates and pre-intake assistants, virtual and in-person clinics, and individual representation including affirmative litigation. DRC has ten full time employees (FTEs) dedicated to providing eviction defense, homelessness prevention, and other tenant defense assistance. Because of the current COVID-19 pandemic, most of our homelessness prevention work is done virtually and the large majority of our staff is working from home because of social distancing rules. The majority of our staff dedicated to homelessness prevention is funded under the current Equal Access Fund Homeless Prevention (EAF-HP) grant and a small grant from the Homeless Services Authority in Los Angeles that will end in October 2020.</p> <p>A comprehensive list of homelessness prevention services that we will provide is listed under question 1A below.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The proposed services will not supplant existing services because the EAF-HP grant period ends in June 2021, our grant with the Los Angeles Homeless Service Authority is ending in October 2020, and there will a substantial reduction in IOLTA funding for 2021. DRC intends to use the new HP funding to continue to provide homeless prevention services to IOLTA eligible clients after the EAF-HP grant ends.</p> <p>DRC will deliver these services through a statewide intake line staffed by 18 advocates and pre-intake assistants, virtual and in-person clinics, and individual representation. We will constantly reassess our service delivery model because of the impact of COVID-19. Currently, most of our homelessness prevention work is done virtually and the large majority of our staff is working from home. As social distancing rules are eased, we will adjust our service delivery to ensure more local and in-person service delivery than virtual service delivery. Our current homelessness prevention work has also been impacted by the temporary stay of eviction filings in California. We are adjusting our service delivery to focus on enforcing the new COVID-19 tenant protections and to assist clients who will be evicted under the new law.</p> <p>A comprehensive list of homelessness prevention services that we will provide is listed below:</p> <ol style="list-style-type: none"> 1. For Unlawful Detainers: <ol style="list-style-type: none"> a. Counsel and Advice regarding Unlawful Detainer b. Pro-se packet for help filing an answer and warm referral to local legal aid or self-help center c. Preparing and/or filing of UD answer for specific zip-codes d. Preparing and/or filing amended UD Answer for specific zip-codes e. Limited Scope representation at different service levels dependent on existence of housing subsidy, merit of case, and location of eviction f. Co-counsel with or technical assistance to local legal aid organization g. In Person and Virtual Trial-Preparation Clinics 2. Pre-Unlawful Detainer Notices: <ol style="list-style-type: none"> a. Counsel and Advice on how they should respond to notice b. Reasonable Accommodation requests c. Negotiation with Landlord to prevent eviction or obtain time to move out to ensure a soft landing d. In Person and Virtual Housing and Reasonable Accommodation Clinic e. Administrative hearings to protect housing subsidy (Section 8) or income 3. For Unhoused Individuals: 	

	<ol style="list-style-type: none"> a. Counsel and advice regarding reasonable accommodations for homeless services and programs b. Limited scope representation at different service levels to assist with reasonable accommodation interactive process c. Represent in an administrative hearing (formal and informal) d. In person and Virtual Clinics with General Legal Services on homelessness issues, including obtaining stimulus checks for non-tax filers, expungements, obtaining valid identification, and housing assistance 4. Training and technical assistance to community-based organizations and legal service partners on disability rights issues related to housing including reasonable accommodation requests. 5. Affirmative Litigation to address homelessness, prevent homelessness, correct habitability and accessibility issues and protect tenant rights. We will be applying for a competitive grant to fund the majority of our statewide complex affirmative litigation work such as class actions.
Target Population	<p>As the federally designated protection and advocacy agency for California, DRC will limit our services to IOLTA eligible clients who have a household member who has a disability. DRC expanded its eligibility criteria to allow us to represent the entire household of a person with a disability if they are under threat of eviction even if other household members do not have a disability. We can also provide counsel and advice in clinic settings to IOLTA eligible clients who do not have a disability but attend one of our clinics.</p> <p>We will provide legal services in all California counties with a focus on underserved communities of color and rural communities. Initially, we will focus on Santa Cruz and Riverside counties. In June 2020, public policy students at University of California Irvine conducted an analysis of our statewide client database across disability census data, and found that we underrepresented clients per capita individuals with disabilities from Riverside County. We are trying to remedy that finding and will focus our resources there to ensure that clients are not underrepresented. Our other county of focus is Santa Cruz, home to a productive agricultural region and a large working-class undocumented immigrant community. Seventy miles south of the San Francisco Bay Area, the region is largely isolated from legal service providers including eviction defense services. Because of federal funding restrictions of the few legal service providers that do exist in the region for the working-class undocumented community, access to eviction defense services is practically nonexistent.</p>
Project/Activities Key Goals and Deliverables	<p>Beginning June 2021</p> <ol style="list-style-type: none"> 1. Counsel and advice, referrals, and pro-se packet to prevent homelessness - 300 per year 2. Preparing and/or filing of UD answer or amended answer and reasonable accommodation requests (Brief Services) - 75 per year 3. Limited Scope representation including negotiations, administrative hearing and litigation – 75 per year 4. Provide technical assistance to local legal aid and community-based organization – 15 per year 5. In Person or Virtual Trial-Preparation, Housing, Reasonable Accommodation Clinic/Training to clients and community partners–20 clinics per year 6. Affirmative Litigation to prevent homelessness, correct habitability and accessibility problems and to protect tenant rights – 3 per year

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Disability Rights Education and Defense Fund	
Project Name		Grant Period
Unlocking Housing Potential - New Keys to Disability Access		Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>DREDF's work currently addresses various aspects of improving habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, and homelessness prevention. We engage in various advocacy strategies to improve access to housing and shelter for low-income black, indigenous, and people of color (BIPOC) with disabilities. The issues addressed by our advocacy include: (1) maintenance of housing currently occupied by tenants and shelter residents with disabilities; (2) effective federally-funded, locally-administered homeless assistance programs that ensure disability access; (3) increasing units of supported housing for people with serious mental health disabilities; (4) homelessness decriminalization; and (5) addressing the lack of affordable, disability-accessible housing stock. Over the years this work has included systemic advocacy, including litigation and policy, training, and technical assistance. Past and ongoing work has given DREDF excellent insight into the nature and scope of these issues. DREDF and the communities that we serve have been fortunate that recent Bank Grant and Equal Access Fund Homelessness Prevention (EAF HP) funds have enabled us to address some of these issues. However, given resource limitations, DREDF has been unable to proactively respond to several core interrelationships between these issues. Moreover, the novel COVID-19 pandemic has added a new layer of complexity to these already complex concerns. New, dedicated funding will enable us to build on prior insights and expertise, tackling nuanced needs within this new landscape.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>DREDF seeks to expand our housing advocacy in all of the areas mentioned above. We will address basic and pandemic-related needs of BIPOC people with disabilities, aiming to prevent evictions of disabled tenants and shelter residents, increase affordable accessible housing, and otherwise foster homelessness prevention for disabled people. This advocacy would include increasing access to affordable housing by: (1) promoting disability access policies in locally administered homelessness assistance programs statewide, including Project Roomkey/Homekey; (2) expanding community-based supported housing for people of color with serious mental health disabilities cycling through mental health institutions, jails, and homelessness in Alameda County; and (3) providing disability rights expertise on state housing laws. All of these objectives also necessarily incorporate novel COVID-19 nuances and protections which are particularly important to BIPOC people with disabilities who are highly susceptible to acquiring this illness.</p> <p>The public health and economic crises created and exacerbated by the global COVID-19 pandemic are disproportionately impacting BIPOC people with disabilities. This population has always been at risk of experiencing housing insecurity and homelessness. It is historically underserved in affordable, accessible housing. This multi-layered pandemic crisis has illuminated additional inequities that this Project seeks to address. Timing is fortuitous, because with the passage of the CARES Act, California has been able to develop new transitional and permanent housing programs using repurposed housing models like vacant hotels and motels to house people with disabilities and chronic health conditions. This Project would enable us to help shape program design, increase the availability of affordable housing, and foster homelessness prevention for this population. We will meet these priorities by making sure that the people with disabilities who are prioritized for these new housing programs are able to access them both physically and programmatically by enforcing disability nondiscrimination mandates. By improving disability access in these new housing programs, people with disabilities will be able to access and live in these new housing opportunities, thereby opening up an avenue of affordable housing that has not been available to them. We will also use these funds to continue our Alameda County litigation that we began with Bank Grant funding. This litigation seeks increased supported housing and services for people with serious mental health disabilities who cycle in and out of institutions and homelessness in Alameda County. We will also work to strengthen the rights of tenants with disabilities, improving habitability and preventing</p>	

	evictions, by participating in the Department of Fair Employment and Housing's regulatory process which will continue to address disabled tenants' rights.
Target Population	In both urban and rural settings, maintaining rental housing for people with disabilities is a constant struggle, which our EAF HP trainings seek to address. Past focus has been on the need for disability accommodations, and availability of and home- and community-based services that enable people to remain successfully housed. Across all geographic settings, the need for further affordable, accessible housing persists. But different geographies raise differing concerns. Urban settings receive the majority of federal and state funding for homelessness assistance programs, based on population size. But allocations are outstripped by population density, such that the number of BIPOC with disabilities experiencing homelessness in urban settings is higher than in rural ones. In rural settings, new housing opportunities are limited as resources are focused in more populated areas, yet homelessness persists. We will continue our housing maintenance work across California, targeting such variable needs in both urban and rural settings. New work will aim to further disability access policies in Project Roomkey/Homekey, with a focus on expanding access to these new housing opportunities for people with disabilities. The breadth and diversity of Alameda County enables us to bring all of these insights to bear. We will advocate for increased supported housing for BIPOC with serious mental health disabilities in Alameda County.
Project/Activities Key Goals and Deliverables	<ol style="list-style-type: none"> 1. PRIORITY AREA: INCREASE AFFORDABLE (ACCESSIBLE) HOUSING, PREVENT HOMELESSNESS, ENSURE RECEIPT OF BENEFITS TO IMPROVE HOUSING STABILITY, IMPROVE HABITABILITY: Investigation via Public Records Act requests to identify insufficient disability rights policies in jurisdictions utilizing Project Roomkey/Homekey programs. 2. PRIORITY AREA: INCREASE AFFORDABLE (ACCESSIBLE) HOUSING, PREVENT HOMELESSNESS, ENSURE RECEIPT OF BENEFITS TO IMPROVE HOUSING STABILITY, IMPROVE HABITABILITY: Impact advocacy under existing laws: Craft legal theories for negotiation in key jurisdictions for Project Roomkey/Homekey disability access noncompliance with potential for structured settlement negotiations. 3. PRIORITY AREA: INCREASE AFFORDABLE (ACCESSIBLE) HOUSING, PREVENT HOMELESSNESS, ENSURE RECEIPT OF BENEFITS TO IMPROVE HOUSING STABILITY, IMPROVE HABITABILITY: Craft "model policy" recommendations to address disability access in Project Roomkey/Homekey programs for multiple relevant stakeholders including tenants, local government, and legal service providers. 4. PRIORITY AREA: PREVENT HOMELESSNESS, ENSURE RECEIPT OF BENEFITS TO IMPROVE HOUSING STABILITY, IMPROVE HABITABILITY: Create housing trainings on identifying and troubleshooting disability access barriers in Project Roomkey/Homekey programs for multiple relevant stakeholders including tenants, local government, and legal service providers. 5. PRIORITY AREA: INCREASE AFFORDABLE (ACCESSIBLE) HOUSING: Further ongoing impact litigation in Alameda County to increase supported housing for people of color with serious mental health disabilities. 6. PRIORITY AREA: INCREASE AFFORDABLE (ACCESSIBLE) HOUSING, PREVENT HOMELESSNESS, IMPROVE HABITABILITY: Monitor ongoing Department of Fair Employment and Housing (DFEH) regulatory process, and craft housing and disability nondiscrimination comments as relevant.

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HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Disability Rights Legal Center	
Project Name	Disability Rights Legal Center Homelessness Prevention	Grant Period
		Three Years
Counties Served by this Project	Los Angeles, Riverside, San Bernardino	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Disability Rights Legal Center (DRLC) provides both direct services and trainings related to tenant defense assistance.</p> <p>The first method is representing individuals who call DRLC with related housing issues that violate their rights. This includes demand letters, representation, and litigation contingent on the scope of services necessary as a response. The cases we take on are based on DRLC's capacity and the need of the person with a disability who has contacted us.</p> <p>Also, while there is no pending impact litigation related to housing issues, DRLC has a robust history of successfully taking on impact litigation cases related to housing. These efforts led to a case finding that public housing in Los Angeles did not meet accessibility standards and led to a \$200 million investment from the city to improve public housing.</p> <p>Additionally, through the Cancer Legal Resource Center (CLRC), a DRLC program that provides a broad scope of legal information for individuals with cancer, we provide training through a year-long webinar series that covers topics that pertain to housing. These webinars include extensive information so that the audience will understand their rights, or their loved ones', as people with disabilities.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Currently, due to limited time and resources, DRLC is only able to take on a limited number of cases related to housing issues within the organization. This grant would allow us to specifically dedicate additional resources to address this need. As a result of the COVID-19 pandemic, we anticipate that there will be a significant increase in the number of housing-related issues that affect people with disabilities in the next year.</p> <p>Due to the anticipated increase in cases related to the potential housing crisis, we aim to be prepared for the upcoming need to serve new families. We believe these increased activities may lead to impact litigation as well.</p> <p>We will allocate time to housing issues based on the types of cases that arise, ideally, with major housing impact litigation as a top line goal. If no impact litigation seems feasible in 2021, the time will be spent on brief services or direct representation related to improvement of habitability, access to affordable housing, and access to benefits that will support housing efforts.</p> <p>Additionally, CLRC will prepare additional presentations on housing webinars and presentations, will and equip the team with additional housing related issues. Their efforts will include extensive information provided in training that will reach out to the three counties that DRLC will be targeting for support.</p>	
Target Population	<p>DRLC will follow the target populations that we regularly serve, providing services for people with disabilities.</p> <p>People with disabilities may be particularly at risk in 2021, as many already face pervasive negative biases and inaccurate assumptions about their quality of life. During COVID-19, these biases can have serious and even extreme consequences like homelessness. The disability community is more likely to acquire the virus and suffer more severe effects, and any risk of housing could pose a severe risk to the community.</p> <p>We will be serving populations in three counties where DRLC focuses a majority of our work: Los Angeles, Riverside and San Bernardino.</p>	
Project/Activities Key Goals and Deliverables	<p>Goal 1 – Investigate and find an impact litigation case related to a homelessness prevention issues. The objective of this case would be to create a significant impact for any people with disabilities currently experiencing violations of their rights and creating extensive short- and long-term injunctive relief to alleviate housing issues for people with disabilities.</p> <p>Goal 2 – Provide direct services for at least 25 individuals through brief services related to improvement of habitability, access to affordable housing, and access to benefits that will support housing.</p> <p>Goal 3 – Conduct two "Know Your Rights" webinars through CLRC covering housing issues and seek to widely disseminate this webinar to other organizations and groups that can share this video with their constituents.</p>	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	East Bay Community Law Center	
Project Name	Housing and Economic Security	Grant Period
		Three Years
Counties Served by this Project	Alameda	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>EBCLC's Housing Program provides eviction defense and other tenant defense assistance in landlord-tenant rental disputes related to unlawful detainers, reasonable accommodations, habitability, subsidized housing, and other landlord-tenant disputes which can lead to displacement. The Housing Program direct services include pre-eviction and eviction legal services, advice and counsel, renter education, rental assistance, and legal services to improve habitability. Within our Housing Program, we also have social workers who support clients struggling with non-legal issues such as behavioral health or medical needs and provide assistance navigating and accessing community resources to address non-legal needs. This wrap-around approach provides another layer of support to clients that allows them to participate more actively in their legal case to ensure the best outcome. EBCLC's 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 Consumer Justice Clinic provides free legal assistance to low-income Alameda County residents in the area of consumer debt, including debt collection, student loans, credit reporting, predatory lending, identity theft and consumer scams.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The ability of tenants to pay rent and avoid eviction, especially during the middle of the continuing pandemic, is oftentimes contingent on the amount of consumer debt they hold. Because tenants have far fewer assets or savings than property owners, any disruptions to their income streams can make them quickly vulnerable to evictions. EBCLC's Consumer Justice Clinic (CJC) assists tenants to avoid this potential crisis by protecting and restoring their rights as consumers, defending against predatory lending practices, and providing community legal education to help consumers avoid scams. Homelessness Prevention funds will allow CJC to provide holistic legal services to low-income tenant-consumers who are affected by a variety of consumer debt issues, including errors on credit reports, identity theft, predatory contracts, car repossession, and consumer scams and frauds. Importantly, Homelessness Prevention funds will also allow CJC to expand its services to assist tenant-consumers who will be defending themselves in small claims court for rent arrears that accrued during state and local eviction moratorium periods. While state and local eviction moratoriums currently limit a landlord's ability to evict a tenant for unpaid rent, they explicitly allow for unpaid rent to become a consumer debt that the landlord can then collect through collections or small claims court. CJC expects that landlords will heavily litigate unpaid rent amounts in small claims court once the eviction moratoriums expire. Because litigants in small claims court are prohibited from retaining counsel, it is critical that tenant-consumers receive legal information and limited scope services so they can successfully defend themselves in court. This would be a new service to tenant-consumers who are not otherwise currently served, as the services would fulfill a new need in our community that results directly from COVID-19-related policies.</p> <p>CJC will create and provide Know Your Rights materials for tenant-consumers facing small claims cases and distribute these materials through EBCLC's various social media platforms and community partnerships. CJC will also work closely with EBCLC's Housing Program to incorporate information about tenants' rights in small claims cases in all community outreach materials and community presentations. Extensive phone consultations with tenant-consumers will be conducted to provide referrals and information, including pro per forms, court forms, and self-help packets. For tenant-consumers with more in-depth needs, they will receive a scheduled appointment with an attorney in CJC and receive limited-scope services, including in-depth review of documents (i.e., credit reports, payment plans, and demand letters from landlords), assistance obtaining and completing necessary applications or court-related forms, writing letters or making phone calls on behalf of the tenant-consumer, and negotiating payment plans and settlements for tenants against their landlords.</p>	
Target Population	<p>EBCLC's primary goal is to provide legal services at no cost for underserved communities in Alameda County facing consumer debt. EBCLC mostly serves low-income communities of color and seniors, who are prime targets for predatory practices and consumer scams. Most renters with low or no</p>	

	<p>income can only obtain high interest or "payday" loans, as they are often desperate, unaware of their rights, and in possession of far fewer assets or savings than property owners. Many of the families we serve were hit hard by the COVID-19 pandemic and subsequently lost financial support, which threatened their housing stability. While the eviction moratoriums helped, many families will struggle with paying back-rent when the moratoriums end as the moratoriums explicitly allow for unpaid rent to become consumer debt to be collected through collections or small claims court. EBCLC anticipates that landlords will pursue these avenues to obtain their back rent amounts. In fiscal year 2019-20, 92% of CJC clients served had incomes below 80% of AMI, 68% were people of color; 33% indicated English was not their primary language; and 34% were over the age of 60.</p>
Project/Activities Key Goals and Deliverables	<p>The key goals of this project include ensuring that the rights of tenant-consumers are protected or restored and that tenant-consumers are aware of their rights and options in small claims actions brought by their landlords. In order to achieve these goals, CJC will provide a wide range of legal services each year as follows: 1) 45 phone consultations to tenant-consumers to provide financial consultations, legal information about their rights and options, and/or referrals; 2) 15 tenant-consumers will receive limited scope legal services to review documents, obtain advice and counsel, and/or receive direct representation in court, and/or receive assistance to negotiate settlements; and 3) create 2 Know Your Rights fact sheets to reach the general public about their rights and options about any rent arrears accrued during the Alameda County eviction moratorium.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Elder Law & Advocacy	
Project Name	Elder Tenant Assistance Project (ETAP)	Grant Period
		Three Years
Counties Served by this Project	Imperial, San Diego	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Elder Law & Advocacy currently assists both tenants and landlords through its core legal services programs in San Diego and Imperial Counties. Tenant eviction defense or other defense assistance for tenants is very limited under these programs due to funding restrictions.</p> <p>EL&A received Equal Access funding to start the Elder Tenant Assistance Project (ETAP) in October 2019 and is scheduled to continue providing services through June 2021. Project staff work closely with clients facing eviction, or threat of eviction to prevent elder tenant homelessness. The current project provides extensive advocacy and related services such as in-depth negotiated settlement assistance to elder tenant clients in unlawful detainer matters. Services include pre-eviction legal services, and renter education.</p> <p>In addition to counseling elder tenants on whether or not landlords are complying with California law and Municipal Codes, the project also provides timely information to elder tenants about federal, state and local eviction moratoria. This has become an emergent, fluid issue due to the pandemic. Beginning February 1, 2021, tenants suffering financial hardship due to the coronavirus pandemic may no longer be protected from eviction. Certain "just cause" protections under the COVID-19 Tenant Relief Act of 2020 will also end at that time. ETAP will prepare for this time period, but there likely will be unforeseen legal issues requiring thoughtful responses on a case by case basis. In addition, many tenants will be facing COVID-19 rental debt collection which can be pursued in small claims court actions beginning on March 1, 2021.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>By continuing ETAP with this new grant, the organization intends to continue to provide in-depth negotiated settlement assistance to clients in order to ensure a 'soft landing' for clients. The ETAP project goes beyond analyzing elder tenant clients' legal situations and advising clients as to their options; it provides extended negotiated settlement assistance for these clients. ETAP takes on extensive client advocacy with the goal of ensuring that no seniors end up without a home.</p> <p>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 judgment entered against them. A recorded judgment becomes public record. Many landlords and property management companies rely on background check results when deciding whether to accept someone as a tenant. Vulnerable seniors become ever more vulnerable once a judgment is on their record, as they are refused access to most rental properties and may end up homeless.</p> <p>Project goals will continue to include helping project clients avoid Unlawful Detainer judgments and subsequent negative entries in background check databases, and securing adequate time for clients to locate appropriate housing. ETAP anticipates being able to help clients to remain in their units, should that be desirable and financially feasible. The project will continue to assist clients in reaching a pre-trial settlement. The project will provide timely information about federal, state, and local eviction moratoria, including when these protections will end.</p> <p>The current ETAP grant, funded with EAF funds, will expire on June 30, 2021. This new grant will allow ETAP to continue providing services beginning July 1, 2021. Since there will not be an overlap in funds used to support the program, this formula grant funding will not supplant existing funds.</p>	
Target Population	<p>The target population for this project is older adult tenants (age 60+) facing eviction, who live in Imperial or San Diego County. These clients who typically "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 EL&A's existing core legal services programs.</p> <p>Due to ever-rising rents in the region, many 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, or significantly raise rents. In these situations, elder tenant clients face eviction with few or no defenses. In other cases, elder tenants have viable defenses but no way to present them. Frail and vulnerable seniors may be unable to fully comprehend the situation, and may end up facing grave risks should they end up homeless.</p>	

	<p>Within the operation of the current ETAP project, some common client case situations have included elder tenants who are unsure about what their legal needs are related to their housing, being unable to communicate clearly about their situation, having housing issues because of others such as family or guests who jeopardize their housing subsidies, underestimating the cost or time needed to find new housing. 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. The proposed project will provide expanded services to this particularly underserved group.</p>
Project/Activities Key Goals and Deliverables	<p>What ETAP will do for project participants:</p> <p>Activity 1: Pre-eviction legal services - extended intervention on behalf of older adult tenants at risk of eviction Key Goal(s): Prevent eviction, or mitigate the effects of eviction for older adult tenants Deliverables: Provide in-depth legal assistance to approximately 20 clients during each Grant Year (depending on funding)</p> <p>Activity 2: Renter education - community education presentations to elder tenants, focusing on tenant rights and informing older adult tenants of the importance of avoiding eviction Key Goals: Promote awareness by older adult tenants, and community groups which serve the target population, of tenant rights and responsibilities under current laws Deliverables: Conduct 4 virtual or in-person presentations during each Grant Year (depending on funding)</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Eviction Defense Collaborative	
Project Name		Grant Period
COVID Eviction Defense Services		Three Years
Counties Served by this Project	San Francisco	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>At our core, EDC is a legal services organization aimed at keeping people housed through advocacy, pro per assistance, rental assistance, and legal representation. Our core programs include legal services, rental assistance disbursement component (RADCo), and Shelter Client Advocacy.</p> <p>In our role as Lead Partner for San Francisco Tenant Right to Counsel (TRC), EDC provides: tenants referrals to full scope representation attorneys, full scope representation to tenants, legal services to tenants who cannot otherwise be paired with an attorney for full scope representation (e.g. prepare necessary documents, provide filing instructions, educate on legal procedures), and technical assistance to other nonprofits, training the new attorneys who will be on the front lines of the anti-displacement movement. RADCo works closely with our legal services staff to prevent and settle eviction cases that are based on non-payment of rent. RADCo is able to provide financial assistance at any stage of the eviction process, from before a notice to "pay rent or quit" has been served, until after a Sheriff's notice to vacate has been issued.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>100% of EDC's services are eviction and homelessness prevention. In our role as Lead Partner for San Francisco Tenant Right to Counsel (TRC), EDC provides pre-eviction services to tenants who have received a notice of termination of tenancy, advice and counseling, full scope legal representation to tenants facing eviction, pairs tenants with their full scope attorney, legal services to tenants who cannot otherwise be paired with an attorney for full scope representation (e.g. prepare necessary documents, provide filing instructions, educate on legal procedures), technical assistance to other nonprofits (e.g. supervision and mentorship of attorneys across the TRC System including supervising and second-chairing trials, training the new attorneys who will be on the front lines of the anti-displacement movement, etc.), rent repayment negotiations, renter education, provide rental assistance to tenants (in the way of interest-free loans or grants) so that they may improve their housing stabilization and in order to prevent homelessness. EDC also advocates on behalf of homeless shelter clients whose shelters are seeking to evict them. EDC endeavors to ensure the homeless clients remain sheltered and off the street.</p> <p>Before COVID, the demand for our services (legal, rental assistance, and shelter advocacy) outweighed our demand. EDC will use IOLTA funds in order to expand our capacity in accordance with the funds provided. Based on the current projection of \$50,000 over three years, EDC will use the funds for part of a paralegal and/or other staff to ensure EDC can improve upon its ability to meet the demand for services.</p>	
Target Population	<p>EDC serves the entire tenant population of San Francisco, as well as its sheltered homeless population. Approximately 25% of our legal services clients are African American, approximately 26% are Latino, and 10% are Asian. Of those reporting, approximately 60% of our clients identify as minorities, approximately 50% of our clients self-identify as disabled, approximately 10% of households served are single-parent homes, 14% are children, over 27% of clients are non English speakers, and approximately 20% of our clients are 60 or older. For legal services, the top four zip codes included: SOMA (33%), Hayes Valley/Tenderloin/North of Market (30%), Polk (20%) Bernal Heights (17%). These zip codes are predominantly composed of low-income families, persons of color, and the immigrant community - communities that are most at-risk of eviction and most impacted by COVID.</p>	
Project/Activities Key Goals and Deliverables	<p>EDC provides full scope representation to tenants, limited scope assistance to unrepresented tenants, limited scope representation at MSC to unrepresented tenants, pairing with full scope representation attorney within the San Francisco Tenant Right to Counsel System, rental assistance, rent negotiation, shelter client advocacy for homelessness prevention. The paralegal and/or other staff partially funded by these funds will support the provision of these services by EDC's attorneys, RADCo Coordinators, and/or Shelter Client Advocates.</p>	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Family Violence Appellate Project	
Project Name		Grant Period
EAF Homelessness Prevention Project 2021		Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>With current Bank Grant and EAF homelessness prevention collaborative funding, FVAP's Housing and Employment Justice Project builds the capacity of nonprofits serving domestic violence ("DV") survivors to stabilize low-income and underserved communities and provides free appellate representation and trial-level technical assistance to legal aid providers supporting clients with housing cases. FVAP adapts and creates materials and trainings on rights of DV survivors in housing and employment to enable advocates to support DV survivors facing unsafe housing situations or seeking to maintain employment (as a predicate to obtaining or maintaining safe, stable housing). Our EAF Collaborative Grant partners with organizations deeply familiar with, and serving, tribal and urban Native American and limited-English-proficient DV survivors to bring these resources to the communities they serve in a culturally responsive and accessible fashion.</p> <p>For the past 9 months, we have used EAF homelessness prevention formula grant funds to increase FVAP's presence in and access to underserved rural and frontier communities in California. Our Housing Outreach Attorney conducts trainings and provides technical assistance throughout California, to both non-attorney advocates and attorneys who serve DV survivors and their families in underserved communities that have little access or connection to legal assistance. For example, while some DV shelters in California are fortunate to have an attorney on staff who can assist survivors, many or most DV shelters have no legal staff. These under-resourced DV shelters are often in counties or regions of the state that also have no or few free legal resources for low-income DV survivors.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>FVAP's new Rural Housing Outreach program has been highly successful. Since February 2020, the program has already reached out to sixteen (16) rural counties or communities within California. Fourteen (14) agencies have been trained, with several more trainings scheduled by the end of this year. From the trainings provided already, FVAP has assisted domestic violence ("DV") advocates and clients with four additional technical assistance requests. Furthermore, these communities are isolated and geographically far from many of the services provided to urban areas, so outside resources are harder to access, or even know about. Agencies in rural areas are also likely to have smaller operations, including less staff to cover larger geographical areas. This creates more time-intensive caseloads and the inability to seek out training, resources, or other assistance. Reaching the most isolated and underserved rural areas requires a great deal of time, as does doing individual county and town research to ensure the information is accurate and helpful. For instance, during the Pandemic, many survivors are facing housing issues over and beyond being domestic violence survivors. Not only are DV survivors not safe at home during the stay-at-home orders, but many are facing eviction due to lost income, work hours, or childcare issues. These challenges make it even more difficult for DV advocates to assist their clients in remote, rural areas where legal assistance is scarce or not available at all. Advocates are addressing the safety concerns surrounding domestic violence, and the legal concerns for an ever-changing legal climate with changing emergency orders, closed courtrooms, and looming eviction proceedings throughout California. The Rural Housing Outreach program has addressed this specifically for rural areas by providing trainings, technical assistance and legal support that is specifically tailored to the county and jurisdiction where the survivor resides. This information is sometimes hard to determine quickly, and often changes rapidly without notice.</p> <p>We will use EAF homelessness prevention funds to extend this highly successful program, which otherwise would be defunded on June 30, 2021, both to reach new communities and to maintain and strengthen ties to organizations, where agency staff turn-over is high and clients have evolving housing-related legal issues as federal and state laws are ever-changing because of COVID-19</p>	

	<p>related eviction moratoriums and the looming eviction crisis that survivors face throughout rural California. California's AB 3088 and the federal order from the CDC provide protections to survivors facing evictions, but without direct legal services available, rural DV survivors may not even know about their rights or how to assert them. FVAP's Rural Housing Outreach program is doing just that and will be able to reach and assist more rural DV survivors during this housing and eviction crisis.</p> <p>We will also adapt and create written legal tools that are culturally accessible and appropriate to the underserved communities the project targets. Additionally, we will provide technical assistance to attorneys and non-attorney advocates assisting domestic violence survivors in housing issues and, if the opportunity arises, free appellate representation services or support to legal aid providers.</p>
Target Population	<p>We will focus our outreach on communities in the isolated and rural areas of California, which comprises a large majority of the geography from the Oregon border down to Mexico. Specifically, we will address those rural and isolated areas that have limited to no access to a domestic violence ("DV") agency, legal aid or pro bono attorneys. Such counties include, but are not limited to, Modoc, Sierra, Del Norte, Plumas, Imperial, Alpine and Glenn.</p> <p>Women in small rural and isolated areas have reported the highest prevalence of intimate partner violence (22.5% and 17.9% respectively) compared to their urban counterparts (15.5%). Rural women also report significantly higher severity of physical abuse than urban women. Further, the mean distance to the nearest intimate partner violence resource center is three times greater for rural women than urban women, with fewer on-site shelter services to offer. Moreover, over 25% of women in small rural and isolated areas lived more than 40 miles from the closest DV agency, compared with less than 1% of women living in urban areas.</p> <p>Peek-Asa, Corinne et al. "Rural disparity in domestic violence prevalence and access to resources." <i>Journal of women's health</i> (2002) vol. 20,11 (2011): 1743-9. doi:10.1089/jwh.2011.2891</p>
Project/Activities Key Goals and Deliverables	<p>With this funding, we would be able to reach even more rural and isolated areas. We could extend not only referrals and resources to domestic violence ("DV") survivors, but provide additional trainings to advocates specifically tailored to rural communities where access to DV resources and legal aid are not accessible or geographically close.</p> <p>Over the additional funded months of July 2021-December 2023, we could reach up to 20-30 more agencies in rural and isolated areas that we would otherwise not be able to connect with. Based on our recent work, we could expect to provide trainings on DV survivors' legal housing rights to all or most of these agencies, and that upwards of 50-100 more technical assistance requests would be generated from this outreach and training, in the form of answering legal questions, advising on trial-level legal strategies, and/or assessing cases for possible appeal. In addition, this funding would allow us to develop additional much-needed written materials for DV survivors and their advocates in rural and isolated areas. We would be able to create a self-help rural housing toolkit for DV survivors without access to legal aid that is specifically tailored to the obstacles facing DV survivors living in rural California.</p> <p>Furthermore, this funding would facilitate collaboration with other rural agencies that serve isolated, rural and underserved areas throughout California. We could build bridges between agencies to make it easier for DV survivors in rural areas to locate and access legal aid, housing resources and advocacy.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Family Violence Law Center	
Project Name	A Roof of One's Own Project	Grant Period
		Three Years
Counties Served by this Project	Alameda	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Family Violence Law Center (FVLC) 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 and increase affordable and fair housing, including legal advice and advocacy pertaining to public housing benefits, to prevent homelessness.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	FVLC plans to continue to provide eviction defense and other tenant defense assistance in landlord-tenant rental and housing disputes by retaining a part-time attorney to work with our current CalOES-funded Housing Staff Attorney to address the high levels of need, which is expected to increase exponentially as COVID-related rental protections change or expire. FVLC will continue to connect with housing and other legal services providers in our community to coordinate use of this funding so that we can collectively maximize its effective use. These legal services are enhanced by the Housing Case Manager, funded through other sources, who provides intensive case management support for legal clients to improve housing stability. This formula grant will not supplant existing resources and will be used to provide services to tenants not otherwise currently served as a result of staff capacity limitations.	
Target Population	<p>Alameda County is experiencing a housing crisis that has been greatly accelerated and exacerbated by the COVID-19 pandemic. Because domestic violence is a leading cause of women's homelessness, this housing crisis fuels the housing insecurity of domestic violence survivors. The total population of Alameda County is 1.67 million people, yet there are only 622,922 housing units. Further, the median sales price for a home in 2020 is over \$1,027,500 (up 7% from last year) and the average monthly rent is almost \$2,554. Alameda County also experiences high rates of domestic violence. In 2019, there were a total of 5,944 domestic violence related 911 calls in Alameda County. This number does not capture the actual number of domestic violence survivors in the county, as the majority of domestic violence incidents are not reported. FVLC has received an increased number of requests for housing assistance and has found that we do not have enough capacity to deal with the complexity of our clients' housing needs, and we need funding to hire additional staff.</p> <p>From 7/1/2019 to 6/30/2020, FVLC's legal clients who shared data had the following demographic characteristics: 85% were people of color (36% Hispanic/Latino, 25% African American, 15% Asian/Pacific Islander, 1% American Indian, and 8% mixed); 35% were Female Head of Households; 20% reported disability; 30% were immigrants; and 21% had limited English proficiency.</p>	
Project/Activities Key Goals and Deliverables	If the award amount is \$50,000, divided evenly over three years, only approximately 25% of an attorney will be supported by these funds. Accordingly, we anticipate that a 0.25 FTE attorney will add enough capacity to our legal team to serve 20 additional survivors per year with eviction defense and other tenant defense assistance in landlord-tenant rental and housing disputes. This position will be held by an attorney with housing experience and therefore the additional clients served will have more complex needs than many of the clients served by our more junior housing staff attorney position, which is funded by CalOES.	

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Greater Bakersfield Legal Assistance	
Project Name		Grant Period
Mobile Home Advocacy Project (M.A.P.)		Three Years
Counties Served by this Project	Kern	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>In the area of homeless prevention, GBLA'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 addition to direct legal services, the CHLCP coordinates a well-established Community Homeless Court that is held bi-monthly "on the streets" in collaboration with Kern County Superior Court, the District Attorney's Office, and the Public Defender's Office.</p> <p>In the area of eviction defense, and in partnership with Kern County Superior Court, GBLA operates the Landlord-Tenant Assistance Center (LTAC) located inside the courthouse in metropolitan Bakersfield as part of the Shriver Kern Housing Pilot Project. LTAC staff provide a variety of legal services to help resolve landlord-tenant disputes. Services include education on landlord-tenant rights and responsibilities, pretrial settlement negotiations, a Mandatory Settlement Conference, and direct representation to tenants when the landlord is represented.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>If funded, this will be the first time GBLA has ever dedicated services to ensuring low income individuals and families (residents) living in a mobile home park are protected from common violations such as illegal grounds for eviction, failure to provide proper notice of rent increases, no written rental agreement between the park and mobile home resident, and other common violations.</p> <p>Key goals of the proposed project are to 1) increase awareness of the rights of mobile home residents, and 2) to prevent mobile home residents from becoming homeless.</p> <p>In order to accomplish the above goals, GBLA will provide counsel and advice, brief service, or direct representation to low-income mobile home residents in pre-eviction and eviction disputes.</p> <p>GBLA will also present workshops to mobile home residents, and to stakeholders who provide services to the low-income community throughout our service area within Kern County.</p> <p>Since these are new services, GBLA will also engage in activities in order to increase awareness of available project services.</p>	
Target Population	<p>GBLA proposes to protect and safeguard an underrepresented segment of our service area, low-income mobile home residents of mobile home parks.</p> <p>According to the County of Kern's Housing Element Update (2015-2023), approximately fifteen percent of the housing stock in Kern County is made up of mobile homes (over 16,000 mobile homes) with the largest percentage located in unincorporated areas. In Kern County, mobile homes are permitted in industrial and commercial zones. The majority of the over 150 mobile home parks are located in low-income rural areas like Ridgecrest, Bodfish, Lost Hills, Mojave, Rosamond, Arvin, and Lake Isabella. In Kern County, low-income single-person households, typified by elderly seniors, tend to reside in mobile homes. However, this project will also serve low-income families and other low-income individuals who are residents of mobile home parks.</p> <p>Mobile home residents rely on their landlords, the park owners, to provide reliable utility service, keep up common areas, and maintain fences and lighting. The housing shortage in our county has inspired park owners to take advantage in many ways, including deferring maintenance and instituting sharp rent increases. Currently, GBLA does not have a dedicated project targeting mobile home residents. Thus, mobile home residents primarily rely on the thinly stretched California Department of Housing and Community Development to enforce the rules and standards where they live.</p> <p>In response, GBLA cannot think of a more worthy use of funds than to increase awareness of the rights of mobile home residents and to prevent mobile home residents from becoming homeless.</p>	
Project/Activities Key Goals and Deliverables	Key goals are to increase awareness of the rights of mobile home residents and to prevent mobile home residents from becoming homeless. In order to accomplish this, counsel and advice, brief	

	<p>service, or direct representation will be provided to low-income mobile home residents in pre-eviction and eviction disputes. Workshops will also be presented to mobile home residents and to stakeholders. Since this is a new proposed project, efforts will also be made to increase awareness of available project services.</p> <p>The following annual goals and objectives for the proposed 3-year project are quantifiable:</p> <p>GOAL 1: Increase awareness of the rights of mobile home residents.</p> <p>Objective 1: Within the first month of funding, create a “Q&A Fact Sheet” on the rights of mobile home residents.</p> <p>Objective 2: Each year, distribute the “Q&A Fact Sheet” to at least 200 mobile home residents and to at least 20 service providers who provide services to the low-income community throughout the service area.</p> <p>Objective 3: Each year, present two workshops on the rights of mobile home residents (and the availability of project services) targeting mobile home residents.</p> <p>Objective 4: Each year, present one workshop on the rights of mobile home residents (and the availability of project services) targeting service providers who provide services to the low-income community throughout the service area.</p> <p>GOAL 2: Prevent mobile home residents from becoming homeless.</p> <p>Objective 1: Each year, provide counsel and advice to approximately 50 persons.</p> <p>Objective 2: Each year, provide direct representation to approximately 25 persons.</p>
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2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Housing and Economic Rights Advocates	
Project Name		Grant Period
HERA Homelessness Prevention Project II		Three Years
Counties Served by this Project	Alameda, San Francisco	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>HERA currently provides free legal services to prevent homelessness, focusing on pre-eviction legal services, counseling, advice and consultation to address fair housing abuses which can result in unlawful eviction, legal services to reduce non-rent debt obligations such that tenants' income is freed up to keep up with rent, as well as legal services to improve credit to help those who are homeless access housing. Under our current services, we focus those efforts on Contra Costa, Solano, Stanislaus and San Joaquin counties. Our current State Bar EAH-HP grant for these services in these counties expires June 30th, 2021. We provide only limited amounts of that service in Alameda County and San Francisco since we have no dedicated funding for that purpose. HERA's current services help prevent homelessness by (1) advising and assisting tenants with filing fair housing claims with HUD and/or DFEH and advocating with landlords to stop fair housing abuses that can lead to eviction, (2) analyzing and reducing the debt load of tenants as to non-housing collections issues that are making it hard for them to keep up with rent, (3) legal advice on the relatively new statewide rent control and just cause eviction law, (4) improving the credit of homeless residents so they can qualify for housing, advocating for them with prospective landlords to accept them as tenants, and filing fair housing complaints on their behalf when credit is used as a pretext for unlawful discrimination, and (5) Advising and advocating for tenants for remediation of habitability problems.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>HERA proposes to utilize this HP funding to expand HERA's Homelessness Prevention Project services to prevent homelessness in the counties of Alameda, and San Francisco by adding an attorney dedicated to provide those services. These services, adding these two large counties to our homelessness prevention efforts, represents an expansion of services, which are: pre-eviction legal services, counseling, advice and consultation to address fair housing abuses which can result in unlawful eviction, legal services to reduce non-rent debt obligations such that tenants' income is freed up to keep up with rent, as well as legal services to improve credit to help those who are homeless access housing. HERA's project under this grant will help prevent homelessness by (1) advising and assisting tenants with filing of fair housing claims with HUD and/or DFEH and advocating with landlords to stop fair housing abuses that can lead to eviction, (2) analyzing and reducing the debt load of tenants as to non-housing collections issues that are making it hard for them to keep up with rent, (3) legal services to advise tenants of their rights under the relatively new statewide rent control and just cause eviction law, (4) improving the credit of residents who are homeless so they can qualify for housing, advocating for them with prospective landlords to accept them as tenants, and filing fair housing complaints on their behalf when credit is used as a pretext for unlawful discrimination, and (5) Advising and advocating for tenants for remediation of habitability problems. HERA will also provide quarterly workshops on topics related to our homelessness prevention subject areas. HERA has EAF-HP funding to provide our homelessness prevention services through the end of June, 2021, in Contra Costa, Solano, San Joaquin and Stanislaus. We propose in our current HP application to use the new HP formula funds to expand our homelessness prevention services to Alameda and San Francisco counties including helping tenants navigate the new AB3088 protections.</p>	
Target Population	<p>Our diverse proposed service area includes significant populations of people of color, older adults, people with disabilities and Limited English Proficiency residents. Many landlords discriminate based on race, country or origin, familial status and disability status (failure to reasonably accommodate tenants with disabilities is common), which can result in tenants' being forced unlawfully from their home. In addition, there is great pressure being applied to remaining tenants to leave despite pandemic emergency order protections. With many landlords, particularly smaller ones, quite frustrated at the inability to collect rent, there are more pressures on tenants to leave the property (harassment and refusal to make needed repairs). With imposition of rent control and just cause eviction protections statewide on newer construction (See AB1482), tenants also need more pre-eviction advice than ever as to their legal rights under the new law. The newly passed Assembly Bill 3088 is also likely to cause new pressures on tenants, as it clarifies further their obligation to pay rent, and how landlords can collect, including imposing statewide limitations on</p>	

	<p>eviction for nonpayment that tenants need to know about. DFEH received 969 complaints of housing discrimination in 2017 alone, and 2784 in 2018. (See 2017 and 2018 DFEH Annual Reports at https://www.dfeh.ca.gov/LegalRecords/?content=reports#reportsBody. Low-income tenants, severely cost-burdened even before the pandemic, paying more than 30% and some more than 50% of their income towards rent, also have student loan debt and at least one consumer account in collections (credit card or store purchase card, payday loan or automobile related).</p>
Project/Activities Key Goals and Deliverables	<p>The attorney hired for this project, in each 12 month time period, will serve 240 low income residents one-on-one in our target counties (approximately 125 in each county); we estimate that 200 will be tenants, and 40 will be homeless. HERA will help 20% of tenants and/or homeless residents resolve a fair housing problem that threatens to lead to their eviction. HERA will help an estimated 50% of homeless residents improve their credit to improve their ability to obtain housing. We will file fair housing complaints for an estimated 10% of tenants, and 10% of homeless residents. HERA will help 50% of those served resolve a non-rent debt problem that is hampering their ability to keep their rental housing (for tenants) or impairing their ability to obtain housing (for homeless residents because of amount owed and/or damage to credit). HERA will provide 6 workshops in each 12 month time period targeting outreach to vulnerable tenants and homeless residents in our target counties over the course of each grant year. HERA's services will protect residents' pre-eviction rights, focusing on the new AB 3088 protections regarding post pandemic collections, our state just cause and rent control law, and fair housing rights, including addressing the use of credit as a pretext for wrongful discrimination.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Inland Counties Legal Services	
Project Name		Grant Period
Homelessness Prevention - II Formula		Three Years
Counties Served by this Project	Riverside, San Bernardino	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Currently funded primarily with 2020 EAF funding; the ICLS Housing Practice Group operates a Housing Hotline (established in 2000) to provide immediate assistance. The hotline functions as a gateway to ICLS services including unlawful detainer clinics, legal information, counsel and advice, extended services and attorney representation. Unlawful Detainer Clinics offer legal advice and self-help services and a Tenant-Landlord Assistance Project (TLAP) (established in 2014) which provides direct court representation. The courts that are open for hearing unlawful detainers matters have attorneys and paralegals on site for the TLAP project.</p> <p>ICLS housing advocates provide a full range of legal services including counsel and advice, document preparation, negotiations in cases with and without litigation, as well as court representation through more traditional intake models. While ICLS offices continue to be operational, due to COVID-19 in-person services are infrequent, however “appointments” are being made and most client contact is being offered telephonically, through e-mail, surface mail, fax, exchanges of documents; and through video conferencing.</p> <p>Additionally, ICLS has staff assisting low-income households with Homelessness Prevention I (HP-I) funding, to obtain, maintain and preserve their existing affordable housing which includes both Section 8 Vouchers and other subsidized affordable housing. The process includes making written requests for termination hearings, gathering information about the case, negotiating and if necessary, representing at the hearing. The project advocate takes a holistic approach, screening and identifying other additional legal issues that require assistance. (The HP-I funding is scheduled to cease in June 2021.)</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>ICLS’s proposed legal services will include three distinct categories of services that will focus on increasing affordable housing, ensuring decent and adequate housing for low-income clients, and preserving and obtaining public benefits for vulnerable individuals.</p> <p>Since 2018, ICLS’s Systemic/Impact Practice Group has focused on increasing affordable housing through enforcement of California’s Housing Element Law. The law acknowledges that, in order for the private market to adequately address the demand for affordable housing in California, local governments must adopt plans for affordable housing development. The benefits of sound housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements. The Housing Element can facilitate long-term solutions to make sure that cities zone sites for affordable housing. ICLS’s current funding for its Housing Element work will end on December 31, 2020. Using the formula grant, ICLS will continue its Housing Element litigation and include a public education component to ensure that cities plan for affordable housing development and meet their residents’ needs.</p> <p>Additionally, ICLS will use the formula grant to increase services to tenants not currently served. These services will include affirmative litigation against landlords for fair housing violations and habitability issues. ICLS will expand its current tenant defense projects and emphasize systemic housing litigation which will confirm a broader benefit on vulnerable tenants facing housing issues which not only affect their households but other tenants with the same landlord or living in the same building and facing these habitability issues. The formula grant will not supplement existing resources in that ICLS has not targeted affirmative housing litigation and this litigation will be an expansion of current services.</p> <p>ICLS’s Public Benefits Practice has a partnership with the County of San Bernardino to conduct outreach to homeless individuals and to assist them in obtaining eligible income benefits. Presently, the Public Benefits Practice Group has one advocate who assists clients with both obtaining and maintaining CalFresh, unemployment insurance, state disability insurance, CalWORKS and other income maintenance programs. Using the formula grant, ICLS will focus on assisting disabled and vulnerable individuals at risk of homelessness in both San Bernardino and Riverside County with public benefits issues. The formula grant funds will not supplant existing resources because ICLS will</p>	

	expand its homeless prevention services and increase housing security to individuals residing in Riverside County and increase the services provided in San Bernardino County by hiring additional support staff for advocates.
Target Population	<p>Low-income families living in rural areas are often overlooked in the delivery of legal services due to insufficient staffing and the demands of traveling long distances to some of the more remote areas of ICLS's service area which includes all of Riverside and San Bernardino Counties. The funding will be used to expand and seek out the kinds of housing related practice that has been performed by the Systemic/Impact Practice Group to date that will provide meaningful systemic changes for clients and the communities they live in.</p> <p>The target population are low-income individuals and households who may be facing homelessness or are housing insecure. Individuals who face housing insecurity need to obtain all eligible benefits to contribute to their housing costs.</p>
Project/Activities Key Goals and Deliverables	<p>During the three-year grant period the following goals have been identified:</p> <ol style="list-style-type: none"> 1. 15 cities in the ICLS service area (Riverside and San Bernardino counties) will be evaluated for Housing Element Compliance. 2. 10 clients would obtain, maintain and preserve safe and decent housing through affirmative litigation. 3. 50 clients would be directly represented in administrative hearings for public benefits. 4. 12 outreach events and/or community meetings to provide educational materials and develop professional relationships. 5. 200 cases would close as Counsel & Advice level of service. 6. 50 cases would close as Limited Action level of service. 7. 75 cases would close as Extended Service level of service.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Inland Empire Latino Lawyers Association, Inc.	
Project Name	Homeless Prevention	Grant Period Three Years
Counties Served by this Project	Riverside, San Bernardino	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Since our inception in 1978, Inland Empire Latino Lawyers' Association, herein after "IELLA," has operated as a pro bono project with minimal staffing and has advocated for tenants through eviction defense. Utilizing a pro bono panel of attorneys, paralegals, and law students, we provide free legal assistance and know-your-rights presentations to over 20,000 low-income residents each year. All clients served have household incomes falling at or below 125% of federal poverty income guidelines.</p> <p>Currently, IELLA provides income eligible clients with the following free legal services:</p> <p>(1) a pro bono attorney meets with the client and provides counsel and advice regarding a tenant's rights in relation to their specific housing issue, regardless of whether or not an eviction action is pending.</p> <p>(2) an IELLA staff member, volunteer paralegal, and/or law student will prepare an Answer to eviction after service of the unlawful detainer complaint</p> <p>(3) an IELLA staff attorney or pro bono attorney will meet with the tenant and prepare the tenant to self-represent themselves pro per in the unlawful detainer action</p> <p>(4) in some limited circumstances, a pro bono attorney or staff attorney will agree to mediate the dispute between the tenant and property owner as an out-of-clinic extended service.</p> <p>Recently, thanks to a new Oct. 2019 - June 2021 Homeless Prevention grant, IELLA was able to hire a staff attorney with specialized training in landlord-tenant dispute resolution, tenant rights, and housing law.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Before the pandemic, the unemployment rate in Riverside and San Bernardino Counties was 4.6%. Due to COVID-19, the unemployment rate skyrocketed to 14.3% in June 2020. This resulted in countless tenants being unable to pay their monthly rent. Although Governor Newsom issued a moratorium on court evictions, Inland Empire landlords began resorting to illegal self-help eviction methods to remove nonpaying tenants. During the COVID-19 shutdown, IELLA's staff attorney began providing tenants legal advice over the phone and performing remote legal assistance to fight against these illegal self-help evictions. (see https://www.labormarketinfo.edd.ca.gov/file/lfmonth/rive\$pds.pdf)</p> <p>Once the eviction moratorium is lifted, countless tenants will owe months of unpaid rent due payable immediately in lump sum. It is highly unlikely that a tenant will possess sufficient funds to pay the balloon payment of unpaid rent. When this occurs, landlords will begin filing evictions, civil litigation lawsuits, and wage garnishments against tenants. In addition, some tenants will lose their housing despite paying their rent throughout the pandemic. This is because many landlords have resorted to skimming rent payments and have not been paying their monthly mortgage during the downturn. These properties will eventually fall into foreclosure, and the bank will eventually begin evicting tenants to make the property more enticing for resale. These tenants will be victims of foreclosure.</p> <p>IELLA is in the process of crafting a robust know-your-rights presentation on tenant rights during eviction for nonpayment for rent and during foreclosure of the rental property. Due to social distancing safety requirements, we will commence these presentations via an online platform, such as zoom. We will also commence performing presentations in-person if a suitable large outdoor venue can be secured.</p> <p>IELLA has been also in the process of revamping our pro bono panel and re-imagining a new vision where either pro bono attorneys perform counsel and advice behind Plexiglas and/or via a webcam.</p> <p>Due to the pandemic, we anticipate the community need for tenant right advocacy to surpass our current staffing and pro bono capabilities without this new grant opportunity. This new grant will ensure that our Housing Specialist Staff Attorney is retained after the expiration of our existing Homeless Prevention grant on June 30, 2021 and is available to assist the tsunami of tenants that</p>	

	<p>are anticipated to require legal assistance throughout 2021 and 2022.</p> <p>We anticipate advising tenant clients of their legal rights and providing tenant clients legal paperwork in regards to but not limited to: objections to unlawful evictions, cash-for-keys foreclosure mediation agreements, civil litigation answers to lawsuits for nonpayment of rent, small claims lawsuits for return of rental deposits, small claims lawsuits for damage to tenant's property during unlawful self-help evictions, and hardship objections to wage garnishment collection actions for nonpayment of rent.</p>
Target Population	<p>Demographics:</p> <ul style="list-style-type: none"> - low-income clients with household incomes falling at or below 125% of Federal poverty income guidelines - residents of Riverside and San Bernardino Counties. - tenant <p>The target population is in particular need because they do not possess the savings to afford to pay a private defense attorney. Without free legal defense assistance, most clients will end up homeless with an eviction on their rental record, placing them at a high likelihood of being stuck in a cycle of housing insecurity. Housing insecurity affects the whole family, especially children, whom will have falling academic grades due to the trauma of lacking stable housing.</p> <p>Although not a target population of the project, IELLA does anticipate assisting a high number of Limited-English Proficient (LEP) clients through this Project. IELLA is the only legal aid in the Inland Empire with a 100% bilingual Spanish/English staff team. Due to this, almost 40% of the clients served each year by IELLA are monolingual Spanish-only speakers. These clients are in high need for free legal services because most have less than a high school education and with the language barrier are least equipped to navigate the court proper and/or know their legal rights and how to assert them.</p>
Project/Activities Key Goals and Deliverables	<p>During the Grant Period of January 1, 2021 through June 30, 2022, IELLA's Housing Staff Attorney will:</p> <ul style="list-style-type: none"> - Provide know-your-rights presentations to 500 project attendees - Provide legal counsel and advice to 400 project clients - Provide legal document preparation services to 300 project clients

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Inner City Law Center	
Project Name	Keeping Angelenos Housed	Grant Period
		Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Inner City Law Center (ICLC) is a housing and homelessness organization. All of our programs address the complicated web of issues that contribute to housing instability and homelessness. We educate tenants, provide legal representation at the notice and unlawful detainer stages, and generally assist clients with any housing issues that might lead to eviction or homelessness. Here are some of our programs that provide assistance—from limited action to full-scope representation—to tenants who are in danger of eviction:</p> <p>Tenant Defense Project: Last year, ICLC helped 1,398 tenants and their children facing eviction avoid homelessness, recovering more than \$1.2 million in relocation and rental benefits.</p> <p>Lawyers Preventing and Ending Homelessness Project: ICLC leads a coalition of seven legal services organizations that provide a wide variety of legal services to more than 1,800 homeless or precariously housed clients annually.</p> <p>Healthy Homes Project: ICLC forces slumlords to repair their buildings and compensate tenants who have suffered as a result of dangerous conditions. Last year, we recovered more than \$7.8 million in damages for 106 clients living in slum housing.</p> <p>HIV Law Project: ICLC helps low-income people living with HIV/AIDS fight discriminatory housing practices and access public benefits. Last year, ICLC helped 232 clients maintain or obtain stable housing and secured more than \$192,000 in public benefits.</p> <p>Benefits Advocacy Project: ICLC represents clients who appeal denial of benefits applications and provides training quality control to seven partner organizations working to end homelessness by enrolling people who are homeless because of a disability in benefits programs.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Keeping Angelenos Housed Project will allow ICLC to expand our homeless prevention services to meet the growing need in response to the economic impacts of the COVID-19 pandemic and Los Angeles County's worsening housing and homelessness crisis. The UCLA Luskin Institute on Inequality and Democracy report, "UD Day: Impending Evictions and Homelessness in Los Angeles," projects a dramatic increase in evictions and homelessness that will follow the lifting of coronavirus emergency orders. This grant will assist us in providing services in response to this predicted surge in need.</p> <p>This funding will allow ICLC and our pro bono counsel partners to provide additional homelessness prevention assistance to at least 42 clients annually through services including, but not limited to, assisting clients with:</p> <ul style="list-style-type: none"> • legal representation to resolve three-day notices and unlawful detainer matters; • setting aside eviction judgments; • reversing illegal lockouts; • educating tenants about their rights; • resolving issues impacting the participant's ability to qualify for or preserve Section 8, public housing, or other subsidized housing; • mediation; • counseling, advice and consultation; • improving habitability of clients' homes; • applying for and completing the reasonable accommodation request process and certifying service animals; • minor immigration-related issues that directly impact obtaining housing, income, and employment; • resolving legal barriers that impact obtaining housing, income, and employment for victims of crime; • direct benefits advocacy for MediCal, CalFRESH, General Relief, and other public benefits; and • resolving other legal services related to housing stabilization and assisting clients in resolving legal barriers impacting obtaining housing, income, and employment. <p>In each of these areas, we have more potential clients than we currently have the resources to serve. Hence, this grant will not supplant existing resources and will be used to provide services to tenants not otherwise currently served.</p>	

Target Population	<p>Los Angeles is in the midst of an affordable housing and homelessness crisis that is only worsening. For the second year in a row, homelessness in Los Angeles County grew by more than 12%, with more than 66,000 people every night without a safe place to call home.</p> <p>Housing affordability and low wages continue to plague tenants. Los Angeles County's lowest-income renters spend 70% (with some reports as high as 90%) of their income on rent, leaving little money for transportation, health expenses, food, and other needs. When housing costs are considered, Los Angeles County's poverty rate rises from 18.3% to nearly 25%. These staggering statistics are will only grow more dire in the face of the COVID-19 pandemic, with its accompanying job losses and healthcare costs.</p> <p>The proposed project will serve low- and very-low income clients throughout Los Angeles County. In 2019, 97% of ICLC clients lived on less than \$800 per week for a family of three; 87% on less than \$513 a week for a family of three; 80% were BIPOC; 60% identified as disabled; 42% were female, 57% were male, and 1% were non-binary; and 18% were seniors.</p>
Project/Activities Key Goals and Deliverables	<p>The Keeping Angelenos Housed Project will provide homelessness prevention and eviction defense services to at least 42 indigent clients annually. The project goals are to inform tenants of their rights and to keep people in their homes, preventing homelessness. Services will include, but are not limited to: tenants' rights education; representation in unlawful detainer action; counsel/advice or representation on tenant notices to prevent the filing of an eviction; assisting clients with landlord negotiations; assistance in applying for public benefits to increase income stability; resolving issues impacting the participant's ability to qualify for or preserve Section 8, public housing, or other subsidized housing; legal action to improve habitability of existing housing; and resolving other legal services related to housing stabilization and assisting clients in resolving legal barriers impacting obtaining housing, income, and employment.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Justice & Diversity Center of the Bar Association of San Francisco	
Project Name		Grant Period
Affirmative Eviction Prevention Project		Three Years
Counties Served by this Project	San Francisco	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>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.</p> <p>JDC is a current grantee of EAF Homelessness Prevention Formula and Competitive funding that supports its Affirmative Eviction Prevention Project at its PBLS office. This project aims to intervene in landlord-tenant conflicts before they become so critical that the landlord seeks or delivers an unlawful detainer (eviction) order. However, both of these grants will expire on June 30, 2021, leaving JDC without the resources necessary to continue this vital project. This proposal for the second round of EAF Homelessness Prevention Formula funding seeks to replace the expiring funding in order to sustain our Affirmative Eviction Prevention Project.</p> <p>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. This citywide project strives to provide universal representation for tenants who are facing eviction. However, it is critical to the community's ability to stop evictions that legal services intervene earlier in landlord-tenant disputes to prevent the conflict from rising to the point of legal action.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Justice & Diversity Center of the Bar Association of San Francisco (JDC) proposes to use the new EAF Homelessness Prevention Fund support to continue its current pre-eviction Affirmative Eviction Prevention Project tenant advocacy services after the expiration of current EAF Homelessness Prevention Fund support. The original Homelessness Prevention Fund support enabled JDC to expand and enhance its vitally important affirmative eviction prevention efforts. Recommitting to this project will enable this project to continue offering its housing stability services after June 30, 2021.</p> <p>Most public funding available in San Francisco for eviction prevention legal services projects is restricted to situations where an Unlawful Detainer case has already been filed with the Superior Court of San Francisco, officially initiating eviction proceedings. However, JDC provides pre-eviction legal advocacy services for tenants 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, the process requires less staff time and fewer monetary resources from our clients to maintain their housing.</p> <p>The award of this new EAF Homelessness Prevention Formula funding will enable JDC to retain its Staff Attorney focused on pre-eviction tenant legal counsel, advocacy, and dispute resolution, aiming to prevent the filing of Unlawful Detainer cases. This legal advocacy focuses on 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.</p> <p>The project will also continue to 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.</p> <p>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</p>	

	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.
Target Population	<p>The target population for this project will include all low-income tenants in San Francisco, defined as persons in households with incomes that fall below 75% of the area median income level. 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 Lawyer Referral and Information Service. These projects already receive many calls from tenants in dispute with their landlords and are experienced with income eligibility screening.</p> <p>San Francisco is in the midst of an extreme generational housing shortage, with homelessness rates increasing despite heightened public attention and activism. The ongoing COVID-19 pandemic has had multiple intersecting impacts on this long-standing crisis. First, the deep recession we find ourselves in today has caused thousands of San Franciscans to lose income and fall behind on their rent. While the eviction moratorium has prevented tenants from becoming homeless explicitly because they have not paid their rent, the moratorium does not apply to the types of evictions that this project aims to thwart. Specifically, landlords are pursuing evictions for behavioral and unit conditions issues to circumvent the eviction moratorium.</p> <p>Meanwhile, the recession has simultaneously depleted the tax revenue that local government agencies use to fund public services, including eviction defense. Sustaining projects like JDC's Affirmative Eviction Prevention Project in this environment is absolutely critical to housing stability in San Francisco.</p>
Project/Activities Key Goals and Deliverables	This project will provide consultation and legal advocacy services to at least 200 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.

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Justice in Aging	
Project Name	Grant Period	
Preventing Homelessness for Older Californians	Three Years	
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Justice in Aging currently engages in significant qualifying activities related to tenant defense assistance. A significant portion of the work we do is focused on ensuring low-income older adults in California receive income, health care, and long-term care benefits that improve housing stability and prevent homelessness. We also recently launched a new project focused explicitly on housing issues impacting older Californians. That new project is working to address systemic barriers that older Californians, especially renters, face in attaining and maintaining safe, affordable housing.</p> <p>As a support center, our work takes the form of training, technical assistance, and advocacy support that we provide to local programs in order to boost capacity and make systemic change. Each year we provide training and resources to a network of 3,000 direct service lawyers, social workers, case coordinators, and advocates in California, so that they understand benefit programs and how to advocate for services for their older adult clients. 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.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>This project will improve housing stability and decrease the risk of homelessness among older adults in California by increasing access to essential and improved income supports programs that provide a basic income, namely Supplemental Security Income (SSI). The ultimate result of this project will be more individuals (who are homeless and near-homeless) attaining and maintaining full SSI benefits that allow them to secure housing.</p> <p>This project includes three goals that, when integrated, have been proven to be successful in generating systemic impact for low-income older adults.</p> <ol style="list-style-type: none"> 1. We will train and mobilize a statewide network of advocates ready and able to help older adults at risk of homelessness attain and maintain SSI benefits. <p>We will provide trainings, case consultations and written materials to better equip direct service providers to connect their older clients to SSI benefits. We will deliver at least one training and disseminate at least one written product to our network each year. We will also deliver at least 15 case consultations each year.</p> <ol style="list-style-type: none"> 2. We will work with our network to identify systemic barriers older adults face to securing needed benefits. <p>We currently manage and partner with networks of SSI advocates – legal service providers, case managers and others – who are working day in and day out to connect older adults and people with disabilities to SSI benefits. We will connect with these networks via phone calls, zoom meetings and email listservs to learn about emerging barriers to accessing benefits.</p> <ol style="list-style-type: none"> 3. We will develop and implement legal advocacy strategies – including potentially systemic litigation – to remove barriers and improve access to benefits. 	

	<p>We will advocate for policy changes to address systemic barriers to securing the benefits older adults need to secure and maintain housing. Advocacy could include systemic litigation against the Social Security Administration to secure benefits. It could also include administrative advocacy including working with local Social Security offices to improve operations so that older people can more easily access benefits. Advocacy efforts will include communications strategies to help ensure systemic change and public engagement.</p> <p>These new funds will not supplant existing funding. Instead, the new funds will allow us to continue work that has been funded by a Bank Grant that is ending on December 31, 2020. The new funds will allow us to continue work that has proven to be effective at ensuring older adults receive income benefits that are critical to improving housing stability and preventing homelessness. With this new funding we will be able to meet the needs of more and new clients who are not already served over the next three years.</p>
Target Population	<p>This project is statewide and is focused on fighting the high rate of poverty and resulting homelessness among older adults. The activities will also benefit people with disabilities at risk of, or currently homeless.</p> <p>As housing costs and economic insecurity continue to increase, more California seniors face greater risk of homelessness. In most parts of the state, older people represent the fastest growing demographic in the homeless population, with many older people becoming homeless for the first time after age 50. Maintaining and increasing access to SSI benefits are a critical component to preventing homelessness.</p> <p>In California, almost half (43%) of SSI recipients are older adults 65+ years, and the majority of older adult SSI recipients are women (62%). Nearly half of all SSI recipients in California are limited English proficient.</p>
Project/Activities Key Goals and Deliverables	<p>Goal 1: Train and mobilize a statewide network of advocates to help older adults at risk of homelessness attain and maintain SSI benefits.</p> <p>Activities and deliverables: We will provide at least 1 statewide webinar training and disseminate at least 1 new written resource each year. We will also conduct at least 15 case consultations each year.</p> <p>Goal 2: We will work with our network to identify systemic barriers older adults face to securing needed benefits.</p> <p>Activities and deliverables: We will meet with network partners at least quarterly to identify and strategize possible solutions to access barriers.</p> <p>Goal 3: We will develop and implement legal advocacy strategies – including potentially systemic litigation – to remove barriers and improve access to benefits.</p> <p>Activities and deliverables: Activities will include a range of advocacy strategies. If litigation is pursued, activities will include plaintiff search and selection, legal research, complaint drafting and filing, motion practice, discovery and depositions, settlement negotiation and more. During the course of the funding we will secure at least 2 policy changes that improve access to benefits for significant numbers of older adults in California.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Law Foundation of Silicon Valley	
Project Name	Preventing Homelessness Through Housing Legal Aid	Grant Period
		Three Years
Counties Served by this Project	Santa Clara	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Low-income families and people of color in Silicon Valley have long faced instability in housing for various reasons, including the significant shortage of affordable housing, gentrification, high rates of eviction, and a lack of meaningful protections for renters. The coronavirus pandemic exacerbates these issues, further taxing low-wage workers of color and revealing deeply entrenched racial inequities.</p> <p>A lack of access to affordable and stable housing has long-term effects on a person's health and well-being—this is especially true for children. According to a report from The Aspen Institute, children with unstable housing situations are more likely than peers with stable housing to struggle academically, be in poor health, and witness or be victims of sexual/domestic violence.</p> <p>To address this, the Law Foundation provides the following services:</p> <ul style="list-style-type: none"> • Advice & Counsel, Outreach, & Education. We provide legal information and advice through walk-in and by phone, and community outreach, and education. • Short-term legal assistance. We provide short-term legal assistance, including demand letters on behalf of tenants, representation in administrative hearings, and help with eviction paperwork. • Eviction Representation. We support low-income tenants facing eviction by representing them in settlement negotiations and trial cases. • Impact Lawsuits. We file lawsuits on behalf of low-income residents to enforce their right to housing, rights under state and federal laws, and to set precedents that will aid other low-income families. • Policy Advocacy. We advocate for policies that prevent the displacement of low-income communities. (We are not requesting support for policy advocacy under this proposal.) 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Funding under the State Bar's Homelessness Prevention program would expand our capacity to provide eviction legal services, advice and consultation, training, renter education and more to people affected by the coronavirus pandemic. The support would not supplant existing resources and would be used to provide services to tenants not otherwise currently served.</p> <p>For many people, the shelter-in-place order resulted in lost income from missed days of work or being laid-off altogether. Some people have not been able to work because they can't afford childcare, and children are attending school from home. Throughout the pandemic, we have advocated for eviction moratoriums to prevent people from becoming homeless during this public health crisis.</p> <p>In response to our advocacy, the Santa Clara County Board of Supervisors enacted eviction moratoriums, as did the City of San Jose. The County measure expires on Sept. 30. Meanwhile, a statewide moratorium established by the Judicial Council of California expired on Sept. 1. The California Legislature recently passed an emergency measure that provides limited protections for tenants through January. However, the rules are confusing and do not provide adequate protections for all tenants affected by the economic crisis. Further, the Court's closure over the past several months has resulted in a significant backlog of hearings.</p> <p>A recent study that the Law Foundation authored with Working Partnerships USA estimates over 43,400 Santa Clara County residents who are unemployed but cannot access benefits, are at risk of eviction. That's roughly 16 times the typical number of evictions filed in a whole year. If just 10%-18% of those folks are evicted and end up homeless (in line with past research), that could double</p>	

	<p>or triple the homeless population in Santa Clara County. Additionally, those facing eviction are disproportionately likely to be Black and Latinx, women-headed households, and families with young children.</p> <p>Therefore, we expect a surge of legal filings and eviction hearings beginning this month. We are not in a position to answer the need without expanding our capacity. Even before the pandemic, we could only respond to a fraction of the inquiries we receive from people facing eviction. When the Law Foundation represents tenants, over 90% of them are either able to stay in their unit or are bridged into alternative housing, avoiding homelessness and displacement.</p> <p>In addition, recent changes to eviction protections at the local and state level are creating confusion for tenants, landlords, and providers. There is a significant need to educate tenants, landlords, and providers on their rights under the latest legal provisions to ensure that no one is unfairly evicted.</p> <p>The eviction surge has the potential to create a financial challenge for us unless we can secure additional funding to expand our capacity to provide eviction defense, tenant education, enforcement of housing laws, and related services.</p>
Target Population	<p>We serve more than 10,000 people in Santa Clara County each year organization-wide. The demographic breakdown of clients within our Housing Program is as follows: 50% identify as Latino, 24% identify as White, 10% identify as Asian or Pacific Islander, 9% identify as Black/African American, 2% identify as Native American, and 6% identify themselves as "other."</p> <p>As the cost of living in Silicon Valley continues to rise, low-income families and residents of color are increasingly being priced out. In San Jose, renters must earn \$52 per hour to afford the monthly rent for a two-bedroom apartment (\$108,920/year), yet the minimum wage is just \$15 per hour. Between 2018 and 2019, more than 9,700 eviction notices were served to San Jose residents living in rent-controlled units. In 93% of cases, renters were evicted for non-payment of rent. The impact of this is evidenced by San Jose's homeless population, which grew by 42% between 2017 and 2019. Within our housing program, we work primarily with low-income individuals and families who are renters. We prioritize our work to focus on the following clients:</p> <ul style="list-style-type: none"> • People of color who are low-income and primarily tenants with incomes that are 80% of the area median income. • Those with limited English proficiency and/or recent immigrants. • People who are at risk of homelessness, or who are currently or formerly homeless. • Residents who are living with mental or physical health or other disabilities.
Project/Activities Key Goals and Deliverables	<p>We will increase access to justice in housing by carrying out the following activities:</p> <p>Expand our eviction defense practice to address the surge in eviction cases caused as a result of the coronavirus pandemic. At least 80% of the families represented will either get to stay in their homes or will be able to move into alternative housing.</p> <p>Provide legal advice and information to tenants regarding a variety of housing issues including evictions, fair housing, habitability issues, and affordable housing, plus interpretation of COVID-19 housing laws and eviction protections.</p> <p>Create educational materials and host know-your-rights sessions for tenants and providers to ensure that accurate information about current eviction protections is available. We will continue to advocate with city and county officials for strong protections for renters who are facing eviction and homelessness while the coronavirus pandemic continues, by preparing letters urging action by city and county officials and by preparing legal briefs and testifying at council and supervisor meetings as necessary.</p> <p>Provide representation in Housing Authority hearings and other assistance with Section 8 and low-income housing issues like terminations and eligibility determinations.</p> <p>Affirmative advocacy on behalf of tenants whose rights have been violated, including through demand letters, negotiations, and affirmative litigation when necessary.</p> <p>Advocate for policies that prevent the displacement of low-income families and increase affordable housing with advocacy letters, education/technical assistance to organizers advocating for such</p>

	policies, and position papers. We understand this grant will not fund direct policy work, and will use other funds to engage those efforts.
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2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Lawyers' Committee for Civil Rights	
Project Name	Homelessness Prevention Legal Services for Commercial and Residential Tenants	Grant Period
		Three Years
Counties Served by this Project	County(ies) Served by this Project	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Managed by LCCRSF onsite (and now remotely) at GLIDE Memorial in SF's Tenderloin neighborhood, the GLIDE Unconditional Legal Clinic is one of the only free clinics providing general legal services in the area. The clinic provides legal support to any income-eligible person who comes to twice-weekly drop-in hours at Glide Memorial (or online). The 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. Our clinic provides advice and referrals, with limited scope services to resolving landlord/tenant disputes to prevent evictions.</p> <p>Our Legal Services for Entrepreneurs (LSE) program provides 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. With EAF funding, LSE also provides low-income small business tenants with pro bono legal assistance if their landlords have begun eviction proceedings in court against them. LSE will 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.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>LCCRSF plans to use EAF homelessness prevention funds to:</p> <p>1) Expand and improve our eviction prevention services for low-income tenants in San Francisco, through our GLIDE Unconditional Legal Services Clinic in the Tenderloin. Before receiving the initial EAF funds, the clinic assisted clients with pre-eviction counseling and advice, and referred clients to partner organizations for eviction defense. However, we frequently heard that clients are unable to receive pre-eviction legal services at referral organizations. During our first round of funding, we found that 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 continue to use EAF funds to provide expanded limited-scope services pre-litigation, including advocacy letters, negotiation or mediation with landlords, and administrative enforcement. Prior to COVID, we worked with clients onsite at Glide Memorial, but had to pause the in-person clinic. As of Summer 2020, we have begun offering the clinic online. While the timeline is unclear, we expect an increased need for eviction prevention services as eviction moratoriums are set to expire amid already-existent housing scarcity here in the Bay Area. This is compounded by the lack of construction of affordable housing, which has slowed during the pandemic. The convergence of these factors, in addition to growing rates of unemployment, underscore the imminent threat of evictions and homelessness (for which many of our clients are seeking our support and referrals).</p> <p>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. Prior to receiving EAF funding, our services included assistance with commercial lease review and negotiations, but not 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 were not getting representation in their commercial eviction matters because there are few protections for tenants, and attorneys do not see the law as favorable.</p> <p>LCCRSF will continue to bridge this gap by screening potential low income commercial eviction defense clients and placing cases with contract attorneys. EAF funds would support the program's desired expansion of its 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</p>	

	<p>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, which is becoming increasingly urgent during the COVID-19 pandemic. With the economic shutdown, our small business clients are fighting for their livelihoods as they face commercial evictions and layoffs. As COVID-19 has caused unprecedented small business closures, and commercial eviction moratoriums begin expiring across California, we anticipate a wave of evictions and bankruptcies, which will hit small business owners of color particularly hard.</p>
Target Population	<p>Demographics: A majority of the clients served by GLIDE and LSE are people of color and tenants living in communities that have been harmed by decades of disinvestment.</p> <p>Geographic Area: LCCRSF's eviction prevention services will focus on the 9 Bay Area Counties, primarily in San Francisco and Alameda counties. Most of our GLIDE clients (over 75%) are residents of San Francisco. LCCRSF's LSE clients are largely commercial tenants in San Francisco and Oakland—however, we plan to expand to our services by utilizing remote clinics for broader geographic reach, starting with Richmond.</p> <p>Need: Even before COVID, many low-income residential and commercial tenants in communities of color and economically exploited communities were facing displacement tied to rising economic inequality. Rents and property values were skyrocketing, leading to many local small businesses and long-term neighborhood residents being pushed out of their storefronts and homes. This is further exacerbated by the COVID-19 pandemic, which is exploding already existing disparities. Since March 2019, LCCRSF has seen a 300% spike in requests for assistance, mostly related to commercial lease advising and renegotiation. Our services can help offset a wave of evictions and bankruptcies when eviction moratoriums being expiring. Similarly, for residential renters, the GLIDE Clinic is continuing its expanded limited-scope services pre-litigation to address the Bay Area's ongoing and potentially heightened housing crisis.</p>
Project/Activities Key Goals and Deliverables	<p>[GLIDE] Prevent the displacement of tenants in an area already facing housing precarity/inequality; ensure that low-income residents have a safe place to live and shelter-in-place</p> <ul style="list-style-type: none"> • Host weekly GLIDE Clinic. During the first few months of COVID, we paused the clinic out of concerns for the safety of our clients, volunteers, and staff. This contributed to a lower number of clients than expected under the first part of our 2019 – 2021 EAF grant. However, now that we have begun hosting the clinic online, we are expecting an increased number of clients. We are additionally keeping in mind the potential spike in client needs as eviction moratoriums expire, unemployment rates remain high, etc. • Provide expanded limited-scope services pre-litigation, including advocacy letters, negotiation or mediation with landlords, and administrative enforcement • Address at least eight (8) client matters in the second half of Year 1 (when current grant expires), sixteen (16) matters in Year 2, and twenty-four (24) matters in Year 3 <p>[LSE] Prevent potentially catastrophic displacement of businesses that are a primary income source and source of stability for low-income clients and their families</p> <ul style="list-style-type: none"> • Screen potential low-income commercial eviction defense clients who are under imminent threat of eviction and place with contracted pro bono attorneys. LCCRSF will select clients for placement based on each client's available financial resources and membership in traditionally marginalized groups. • Match 3 small business clients each year throughout Years 1 – 3 with contract attorneys to represent the former in eviction litigation or related proceedings

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Legal Access Alameda	
Project Name	Tenant Rights Advocacy Program	Grant Period
		Three Years
Counties Served by this Project	Alameda	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Currently Legal Access Alameda provides pre-eviction, habitability and eviction advice and consultation and limited scope services through four programs: Community Legal Advice Saturday Program (CLASP), Lawyers in the Library (LIL), Tenant Rights Advocacy Program (TRAP), and Legal First Responders SM. CLASP is a monthly general drop in clinic, currently operating remotely. Typically there are 3-5 housing attorneys available to clients presenting with tenant rights and eviction defense issues providing 15-20 minute consultation and referrals where appropriate. LIL currently occurs 17 times a month through several Alameda County public libraries. Attorney volunteers provide legal advice one-on-one with pre-scheduled clients some of whom present with tenant housing issues. Both CLASP and LIL are open to the public but we track income level and demographics for each client and all clients sign limited scope agreements. Our TRAP staff attorney provides limited scope pre-eviction assistance to low-income Alameda County residents, including issues such as habitability, CoVid rent and eviction issues for individual cities, rent increases, and more. The Legal First Responders SM program trains and deploys volunteers to help disaster victims with related legal matters in two ways: a disaster hotline activated in response to natural disasters like wildfires and earthquakes, and now CoVid, and FLA, just launched on September 1, 2020, an on-line platform for volunteer attorneys to provide written responses to client questions related to CoVid, including housing issues.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Legal Access will continue and expand our advice and consultation and limited scope assistance in pre-eviction and eviction prevention services through our CLASP, TRAP and Legal First Responders SM programs. The CLASP clinic is a monthly drop in clinic with 3-5 housing expert volunteers to provide consultations to tenant clients on housing rights and eviction issues. The TRAP program provides one-on-one limited scope pre-eviction services to clients by a Legal Access staff attorney. The Legal First Responders SM program recruits and trains volunteer attorneys to provide hotline and on-line assistance to disaster victims -- currently those experiencing the effects of CoVid-19 and the wildfires -- regarding various related legal issues, including housing issues for tenants. This funding will not supplant existing resources -- there is no funding for our CLASP program, and our CoVid/disaster programs (FLA and Legal First Responders) are not fully funded. Our previous HP EAF grant funded our TRAP program, but that funding is projected to be fully expended by the end of 2020. This funding would help support continued employment of the current part-time TRAP staff attorney when funding runs out. The TRAP staff attorney will also work on the FLA program in 2021.</p>	
Target Population	<p>The target population is Alameda County tenants, and tenants impacted by CoVid and natural disasters throughout Northern California. Significant numbers of tenants in Alameda County have lost their jobs due to CoVid and are at risk of losing their housing. Our services help ensure that these tenants understand the current laws and protections from eviction and allowances for delays on paying back owed rent. The same is true throughout Northern California, and additionally many of these tenants live in rural areas or "legal deserts" and our recently increased remote services will help ensure those populations have access to assistance.</p>	
Project/Activities Key Goals and Deliverables	<p>The key goals and deliverables for the activities under this grant will be mainly number of clients served. Because clients will only be provided brief limited scope services it will not be possible to measure more detailed outcomes. We hope to provide services to at least 250 clients in the 2021 fiscal year.</p>	

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Legal Aid at Work	
Project Name	Preventing homelessness by helping formerly incarcerated persons achieve housing stability and receipt of eligible income by reducing barriers to their employment	Grant Period
		Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Legal Aid at Work is dedicated to helping the most impoverished individuals and families throughout California obtain and maintain what is almost always their central source of income—their jobs or income maintenance benefits—to help keep them from falling into homelessness and winding up on the street.</p> <p>Importantly, our current EAF Homelessness Prevention Fund formula grant supports our work to prevent some of the persons most at risk for homelessness—formerly incarcerated persons—from becoming unhoused by ensuring they have access to employment opportunities.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>THE PROPOSED PROGRAM</p> <p>Legal Aid at Work (LAAW) proposes to use its share of the EAF Homelessness Prevention Fund formula grant to help formerly incarcerated individuals, who are at extreme risk of homelessness, obtain and retain employment by ensuring that they are not wholly excluded from the labor market, and can thus earn a living that keeps them stably housed.</p> <p>LAAW proposes to continue its currently funded (successful) EAF Homelessness Prevention fund formula grant to continue engaging 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 so that they can obtain and maintain stable housing and avoid becoming homeless. LAAW also proposes to provide other related legal services as needed to this particularly vulnerable group.</p> <p>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. Finally, it forbids employers from considering certain types of criminal history information that all too often results in unlawfully denying formerly incarcerated persons the opportunity for jobs and stable housing, for example arrests not resulting in convictions and dismissed, sealed or expunged convictions. 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 that results in homelessness. 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.</p> <p>HOW THIS MONEY WOULD EXPAND SERVICES—NOT SUPPLANT EXISTING ONES</p> <p>LAAW's current EAF Homelessness Prevention Fund formula grant expires in June of 2021, and LAAW has no other dedicated source of funding to support this work beyond that time. In addition, LAAW will use these funds in part to increase staffing in this program, namely by using the money to partially cover the salary of a new Senior Staff Attorney and Director of our Racial Economic Justice</p>	

	<p>program to help expand the capacity of the program to serve formerly incarcerated persons—a position we have left unfilled for several years due to funding constraints.</p>
Target Population	<p>LAAW will use the funds to “ensure receipt of eligible income or benefits to improve housing stability” statewide for a group extremely likely experience housing instability and fall into homelessness: formerly incarcerated persons.*</p> <p>Nearly 1 in 3 adult Californians has an arrest/conviction record,[1] and this group faces joblessness because employers flagrantly violate the Fair Chance laws that ensure that they have a shot at a job. This creates a perfect storm for housing insecurity.[2] “The unemployment rate for formerly incarcerated people is nearly five times higher than that for the general United States population.”[3] The burdens of conviction-related unemployment fall disproportionately on Black and Latinx persons.[4]</p> <p>Because of these dismal employment statics, formerly incarcerated persons experience homelessness at astronomical rates.[5] They are almost 10 times more likely to be homeless than the general public.[6] One of the most important ways to break this devastating cycle is to ensure that formerly incarcerated persons have a paying job.</p> <p>And with pandemic-related unemployment projected to cause an astonishing 45% increase in homelessness this year alone,[7] formerly incarcerated persons will be at a dramatically higher risk of homelessness than ever before, precisely because of the unique barriers they face to getting jobs.</p> <p>*For citations to numbered items, see “Citations” attachment.</p>
Project/Activities Key Goals and Deliverables	<p>The overall goal of the project is to ensure that formerly incarcerated individuals do not fall into homelessness through enforcement of (and education about) Fair Chance, Ban the Box, and related laws throughout the state. Specifically, we will:</p> <ul style="list-style-type: none"> *Hire a director for our Racial Economic Justice program (to be partially funded by this grant) *Continue existing funding of our Staff Attorney and Fair Chance Community Organizer once existing funding ends after June 2021 *Continue identifying and developing a vast network of Fair Chance partners throughout the state, to help enhance the outreach efforts *Continue education and outreach on California’s Fair Chance laws through direct training, presentation, and dissemination of information *File administrative charges for clients whose rights under the Fair Chance Act/anti-discrimination laws were violated *Continue working with and advising formerly incarcerated persons through our clinics and helplines

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Aid Foundation of Los Angeles	
Project Name		Grant Period
Eviction Defense South (EDS)		Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>LAFLA has provided free legal services to poor and low-income people who are homeless or at risk of homelessness for over 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 10 paralegals work on pre-eviction issues. In 2019, LAFLA closed nearly 8,000 housing cases, and presented Know Your Rights and other informational workshops to 10,000 tenants facing evictions.</p> <p>This funding will allow us to continue LAFLA's two EAF Homeless Prevention programs which together have allowed us to leverage our long-standing eviction defense partnerships, dramatically increase our capacity to provide broad scope legal protection to those tenants most vulnerable to landlord abuse, and lay the groundwork for the anticipated expansion of eviction defense services in Los Angeles County. Our eviction prevention and defense work is complemented by tenant outreach and education, which is especially crucial during Covid-19 due to an ever-changing landscape of laws. It is extremely difficult for tenants to understand these changes, and how various protections, all with differing expiration dates and how these new laws interact with each other — making tenant education more important than ever before.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>While LA County is just beginning to fund some eviction defense in outer courthouses, the number of evictions is predicted to triple as a result of Covid-19. By leveraging funding, we will be able to preserve the housing of far more tenant households and get closer to the ideal of a right to counsel for all low-income tenants. 2021 is going to be a very complicated year for eviction defense due to a host of new local, state and federal regulations, all of which will likely expire in 2021, leaving tenants confused and potentially unprotected.</p> <p>Eviction Defense South (EDS) will serve clients in the outlying courthouses in the Southern portion of LA County, including Inglewood, Compton, Norwalk and Long Beach, where tenants face particular difficulty finding representation or often endure harmful eviction practices that do not generally occur at the downtown Courthouse because judicial officers and landlord attorneys are typically held accountable for such behavior.</p> <p>This funding will also cover clients who do not qualify for assistance from a homeless service provider. Unhoused clients qualify more easily than tenants, who can only qualify if they can establish that they will be completely un-housed, but for emergency legal intervention. Tenants experiencing discrimination, harassment, rent hikes, relocation, and other causes of eventual homelessness and housing distress, are frequently ineligible for services.</p> <p>During the first year of the EAF HP programs, LAFLA has used funds to dramatically expand our ability to serve underrepresented populations throughout the County left without representation by the limitations of our other funding. By leveraging LA County funding, EDS will be able to utilize existing infrastructure and further engage with Eviction Prevention Specialists, who conduct outreach and community education, assist legal staff with know your rights presentations and legal clinics. In our collective experience, CBOs play a vital role by directly interfacing with tenants and connecting tenants with legal services.</p> <p>Specifically, the proposal includes:</p> <ol style="list-style-type: none"> 1. Representation of tenants in unlawful detainer actions. 2. Outreach and education on new renter protection. 3. Eviction prevention services will include limited services or representation on tenant notices to stop evictions before they are filed or heavily litigated. Due to expected court delays as a result of Covid-19 closures, preventing evictions prior to trial, or even filing, may be more likely. We will also intervene and provide services to prevent evictions, including advice and representation on 	

	<p>issues such as habitability and landlord harassment, and provide more robust, efficient, and effective service for tenants and the courts.</p> <p>4. Increasing courthouse and community presence, particularly outside of downtown Los Angeles. Our project will leverage staff to expand services to generate community awareness of the program, screen for appropriate cases, and make referrals to participating agencies.</p> <p>5. Creation/Expansion of tenant rights clinics in underserved areas. EDS funding will be used to staff tenant rights clinics.</p> <p>Participants will have access to the full range of LAFLA's holistic services through attorney expertise across all its substantive legal practice areas, including services for clients with disabilities and limited English proficiency.</p>
Target Population	<p>LAFLA is dedicated to serving the most vulnerable in LA County, where over 1.6 million people live in poverty. Legal representation is free for individuals with income 125% or less of the Federal poverty threshold who have received an eviction filing. Currently, 45.93% of litigants receiving assistance at the LAFLA Self Help Centers (SHLAC) are below the 125% poverty level threshold.</p> <p>In Greater Los Angeles, there are 66,436 individuals experiencing homelessness – a 12.7% increase despite measures to keep individuals re-housed pre-covid-19. A report issued by Professor Gary Blasi and the UCLA Luskin Institute on Inequality and Democracy describes the impending flood of unlawful detainers that will occur when Judicial Council Emergency Rule 1 (ER-1) sunsets. Nearly 600,000 workers in LA County lost their jobs due to COVID-19 and have no unemployment insurance or other income replacement. Nearly 365,000 of these households have already been bearing the second heaviest rent burdens of all urban areas in the country and are at high risk of eviction and homelessness upon the sunset of ER-1. Blasi forecasts 120,000 households will face homelessness in LA County in the months after ER-1's repeal.</p> <p>Despite recently passed laws, navigating the interplay of these new complex regulations and how they interact with the existing local moratoria will be almost impossible for tenants to decipher on their own. Enhanced Covid-19 related need coupled with the homelessness crisis in LA County, indicates the great need for the services outlined in this application.</p>
Project/Activities Key Goals and Deliverables	<p>EDS will be implemented through 1) eviction prevention interventions and 2) full representation for eligible tenants in eviction proceedings.</p> <p>EDS will provide relief for tenants facing the loss of their homes. For low-income families facing eviction, legal representation is the difference between securing stable housing and becoming homeless. The main goals/objectives of the program are to:</p> <ul style="list-style-type: none"> • 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. <p>LAFLA presently serves the Inglewood, Long Beach, Torrance and Santa Monica communities via Self Help Legal Access Centers (SHLAC) located in their prospective courthouses, video conference clinics in the Inglewood City Public Library, several weekly "pop up" clinics in a variety of community spaces, and from our office located in South Los Angeles.</p> <p>LAFLA will also collaborate with existing community partners and tenant organizing groups to prevent displacement and preserve tenant's rights. As the everchanging face of the Covid-19 crisis unfolds, it is more important than ever that tenants review accurate, understandable and current information of their tenants' rights under the Covid-19 protections.</p> <p>Upon being served with a Summons and Complaint, tenants will be able to get his/her Answer completed at our SHLACs by LAFLA staff and volunteers, who will subsequently refer them to the EDS program. EDS and Pro Bono Attorneys will represent these tenants in settlement negotiations through trial, if necessary.</p> <p>Our goal is to serve 1,000 tenants over three years.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Aid Foundation of Santa Barbara County	
Project Name		Grant Period
Homelessness Prevention Program		Three Years
Counties Served by this Project	Santa Barbara	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	LAF currently provides eviction defense services countywide through three offices: Santa Barbara, Lompoc, and Santa Maria (due to COVID, our staff is primarily assisting remotely from home). LAF attorneys advise, represent, and assist clients regarding: pre-eviction, eviction, fair housing, habitability, and post-eviction judgment relief issues. Housing has always been a core component of the work we do. In addition, our Legal Resource Center attorneys assist self-represented tenants in eviction defense matters and with small claims actions regarding security deposits.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	We have traditionally funded our Housing/eviction defense work for southern Santa Barbara County through our regular formula IOLTA funds. Due to the reduction in these funds, we propose to use the HP 2021 formula dollars to fund our support staff in Housing. These staff members will conduct intake for pre-eviction and eviction legal services, provide interpretation for attorney appointments/phone calls, conduct research, assist with case filings, and provide general administrative support to the attorneys. Priority will go to clients in unlawful detainer cases, but pre-eviction assistance and other tenant defense services will be provided as caseload and time allows. Depending on the level of HP 2021 formula funding, we may also use dollars towards Housing attorney salary as needed.	
Target Population	Target populations include those with incomes at 125% of FPL and below, seniors, people with disabling conditions, and litigants with Limited English Proficiency. The geographic area served will be southern Santa Barbara County, which includes the cities of Carpinteria, Santa Barbara, Goleta, and a large unincorporated area. Southern Santa Barbara County has the largest percentage of people experiencing homelessness (approximately 68%) compared to Mid or North County.	
Project/Activities Key Goals and Deliverables	Project support staff will assist Housing attorneys to provide legal advice, representation, or assistance to at least 130 clients per year. At least 75% of clients will be indigent per IOLTA and at least 25% will have Limited English Proficiency.	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Aid of Sonoma County	
Project Name		Grant Period
Homelessness Prevention Project		Three Years
Counties Served by this Project	Sonoma	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Legal Aid of Sonoma County (LASC) helps over 700 tenants annually with eviction defense and other rental housing legal issues, including habitability, ADA and Section 8 issues. Services include information and advice, document preparation, negotiations and court/administrative hearing representation. Pre-COVID-19, services were provided on a walk-in basis and offsite by appointment. Our housing outreach team met with tenants at various partner sites throughout the County, and at tenant residences. Currently due to County health department protocols clients are screened and assisted remotely via email, phone and zoom; and we use an outdoor client meeting station to meet with clients by appointment for document execution.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Sonoma County's 2019 Homelessness Census and Survey found there are nearly 3,000 homeless people in the county. Thirty percent of those surveyed indicated that their current episode of homelessness was their first. Twelve percent of those surveyed indicated that an eviction led to homelessness. Of those surveyed, many people did not think they were eligible for government assistance or had a barrier (such as a lack of identification) to receiving assistance. In other words, many homeless individuals face legal barriers to obtaining housing.</p> <p>The Homelessness Prevention Project (HPP) removes barriers to housing and keeps people on the verge of homelessness, housed. Legal Aid of Sonoma County (LASC) recently hired a full-time Homelessness Prevention Attorney (HPA) to assist homeless individuals not previously served by our housing program, and to provide upstream eviction prevention services we could not previously provide. The HPA works on pre-eviction legal issues and removes barriers to housing for tenants who are unstably housed and homeless people attempting to obtain temporary or permanent housing. The HPA identifies clients from LASC's tenant population and clients of homeless service providers who can benefit from these services.</p> <p>The HPA will work with LASC's current housing staff to target tenants whose housing is at risk. HPA will work with individuals that have received a notice of eviction but are not yet in the Unlawful Detainer process. Before starting HPP a few months ago, LASC had no bandwidth to work with tenants in the pre-eviction stage. we are currently assisting three times the number of tenants as we did before the pandemic. This program will be essential in meeting the increased demand going forward.</p> <p>Current Bar funding for the HPP project must be expended by June 2021. Additional HP funds will allow us to sustain the program through December 2021 and beyond to 2022 and 2023. In addition, Bar funding will help us expand the program by hiring a caseworker to support the HPA and assist with client intake. We must enhance staffing to keep up with the increased volume of need due to the pandemic.</p>	
Target Population	<p>HPP targets seniors, Latinos, and voucher holders. These groups are most at risk of being precariously housed or becoming homeless. HPP works with clients throughout the County.</p> <p>Latinos in Sonoma County are much more likely to be victims of predatory housing practices. Even those who are documented often fear reporting abuses by property owners and are afraid to seek help. Consistently, our most egregious housing cases involve Spanish-speaking tenants. Many will waive their rights under the eviction moratorium, if they do not have representation. In addition, Spanish speakers have been disproportionately impacted by the pandemic, especially its employment impacts. This means that a disproportionate number of speaking tenants are likely to be significantly behind in their rent and need our assistance.</p> <p>Seniors: There are approximately 100,000 seniors in Sonoma County, making up 20% of the population. In LASC's Elder Law Program, 65% of the seniors we see come to us with housing issues. Many seniors live on a fixed income and are very susceptible to being evicted when anything disrupts that income or they receive unreasonable rent increases.</p>	

	<p>Voucher Holders: The Sonoma County Housing Authority administers 2,820 Section 8 vouchers and the Santa Rosa Housing Authority administers 1,473 Section 8 vouchers and 404 VASH vouchers. These numbers represent vulnerable households whose HCVs are an important lifeline. HCV holders often have barriers to housing, like poor credit or previous evictions that make it hard for them to compete in the rental application market even with a voucher.</p>
Project/Activities Key Goals and Deliverables	<p>Annual Goals/Deliverables for each year of the project:</p> <p>Removing legal barriers to housing:</p> <p>Help 10 Project clients to access benefits like Social Security</p> <p>Help 10 Project clients with consume debt issues resolve their creditor issues.</p> <p>Help 10 Project clients clear previous evictions from their records.</p> <p>Help 10 Project clients improve their criminal records.</p> <p>Negotiate Eviction Prevention Plans for 25 tenants</p> <p>Help 40 Project clients connect to social services or financial assistance that can help them obtain housing.</p> <p>Anticipated Project Demographics:</p> <p>Assist 20 Housing Choice Voucher holders</p> <p>Assist 20 Latino tenants</p> <p>Assist 35 seniors</p> <p>Assist 50 low-income renters who are unstably housed.</p> <p>Assist 30 homeless individuals or individuals in transitional housing.</p> <p>Community Outreach and Education Goals:</p> <p>Create presentation on spotting legal barriers to housing.</p> <p>Give 5 trainings to staff at homeless service organizations.</p> <p>Hold 5 community education presentations for tenants/homeless individuals re resolving legal barriers to housing.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Aid Society of San Bernardino	
Project Name		Grant Period
PROJECT STAY		Three Years
Counties Served by this Project	Riverside, San Bernardino	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The eviction crisis remains a significant problem in the County of Riverside and San Bernardino, according to San Bernardino Superior Court 2019 Annual Report unlawful detainer filings were 10,836. Limited Civil filings (including unlawful detainer) have increased by 13.5% since last fiscal year (2017-2018) and 41.2% over the 5 previous fiscal years (since Fiscal Year 2014-2015). As the economic fallout from the Corona virus pandemic continues, almost one-third of U.S. households, 32%, have not yet made their full housing payments for July, according to a survey by Apartment List, an online rental platform.</p> <p>The primary objective of the program is to assist tenants in preventing eviction and homelessness, minimizing the number of evictions taking place within San Bernardino and Riverside County while protecting our most vulnerable residents and communities.</p> <p>To address the problem, Legal Aid Society of San Bernardino (LASSB) has enacted numerous projects which provide counsel and advice and document preparation.</p> <p>LASSB provides information and self-help services which educate and empower low-income tenants and landlords to facilitate access of the legal system. Pre-Covid restrictions, this service was offered through attorney-led UD-specific clinics located in the San Bernardino Office. Since Covid restrictions access to all services, including eviction defense, is virtual. An attorney confers with the client, evaluates the client's legal issues, advises the client and assists in developing viable case strategy, assists in preparing needed legal documents, and provides detailed information regarding the legal process related to the client's specific legal problems.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>There are a number of statutory safeguards afforded to tenants under the Tenant Protection Act of 2019 (AB 1482), tenant protections under AB 3088, CDC moratorium, CARES 30 day notice requirement and other protections. However, the target population is typically not familiar with these statutory protections, nor are they familiar with the eviction process or other options that may be available to them, such as a pay-and-stay agreement. Even when members of the target population are aware of their rights and options, they need assistance in exercising them. Tenants may often need guidance and/or legal advocacy to handle their negotiations, or unlawful detainer answer preparation.</p> <p>SUPPLANT SERVICES: LASSB services are currently limited to Counsel, advice and unlawful detainer answer preparation. If awarded, the grant funding will be utilized to expand the level of services to include Pre-Eviction negotiation, assistance with Motion to Stays, Motion to Set Aside, Discovery and assistance with Reasonable Accommodations.</p> <p>The greatest challenges posed by the eviction process, is the impact to future rentals. LASSB will overcome the challenges by providing additional services to attempt to stop an eviction, set-aside or stay an eviction. LASSB will communicate the availability of legal services to prevent eviction to the public. LASSB has significant outreach programs that have been amended due to the pandemic. LASSB website would advertise the availability of these services. LASSB will widely disseminate the developed flyers.</p> <p>The multi-step strategies designed to accomplish this objective are direct individual assistance which includes: (1) opening a line of communication with the landlord in an effort to negotiate a repayment plan, stop an eviction, request repairs and/or negotiate reasonable accommodations for applicable tenants; (2) assisting the client with unlawful detainer discovery which may include assistance with interrogatories, request for admissions, request for production of documents or other forms of discovery to ensure prejudicial evidence is not admitted; (3) if the client has been defaulted, LASSB will provide assistance in drafting a motion to set aside; (4) if the applicant has received a notice to vacate, LASSB will assist in drafting and preparing a motion to stay to assist</p>	

	tenant in locating replacement housing to avoid homelessness.
Target Population	<p>LASSB serves low-income and elderly residents of San Bernardino and Riverside Counties. This target population are low-income families living in said counties who are fighting to maintain life's essentials - a home, income, food, medical – while facing imminent eviction, without the knowledge to forge through the complexities of the justice system.</p> <p>Evictions continue to plague these two Counties. Our target population is more susceptible to eviction as the economic fallout of the pandemic envelops our region. Tenants frequently lack the information and/or sophistication to exercise their rights in the UD/eviction process, expressing a need for help with every aspect of defense: Counsel and advice, eviction answers, understanding requirements and procedures, negotiation to avoid eviction, and measures to stay or set aside an eviction. Historically our clients are poorly equipped to address housing issues. Many lack the acumen to even obtain written receipts for rents paid! They certainly are not capable of surviving the undertow of the sun-setting Covid eviction moratorium without aide.</p> <p>According to the County of Riverside, it is the fourth largest populace in the state, comprised of 7,200+ square miles, and is home to 2,470,546 residents. Approximately 12.7% of whom live with income below the poverty line.</p> <p>San Bernardino County, at 20,105 square miles, is the largest county in the contiguous United States, is home to approximately 2,180,085 residents. According to U.S. Census Quick Facts, 11.8% of those residents live with income below the poverty line.</p>
Project/Activities Key Goals and Deliverables	<p>LASSB proposes to serve Riverside and San Bernardino County residents who require legal assistance.</p> <p>The awarded funds will allow expanded services to add: (1) communication with the landlord to negotiate a repayment plan, stop an eviction, request repairs and/or reasonable accommodations for applicable tenants; (2) assist clients with UD discovery which may include interrogatories, request for admissions, request for production of documents or other discovery to ensure prejudicial evidence is not admitted; (3) as applicable, assistance in drafting a motion to set aside; (4) as applicable, assistance in drafting and preparing a motion to stay to assist tenant in locating replacement housing to avoid homelessness.</p> <p>The project key goals and deliverables are as follows:</p> <p>1) Evaluation of clients' housing situation by reviewing the clients' lease agreements, eviction notices, verifying applicable protections, and any other relevant documents. Estimated 20-25 per month.</p> <p>2) Opening a line of communication with the landlord to establish and negotiate a repayment plan, a rescission of a notice or legal filing, repairs of an non-habitable property, or negotiation and drafting a reasonable accommodation. The goal is to prevent an eviction where possible or provide client additional time to locate suitable and safe housing to prevent family displacement. Estimated 15-20.</p> <p>3) If the client has received an unlawful detainer with a discovery request (RFA, Interrogatories, Request for Document or other request) LASSB will assist in completing a responsive pleading. Estimated at 3-5 per month.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Aid Society of San Diego	
Project Name	Tenant Housing Stability Project	Grant Period
		Three Years
Counties Served by this Project	San Diego	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>LASSD currently has multiple teams that provide eviction defense in landlord-tenant rental disputes to those low-income residents of San Diego County. The services that are provided by each team are as follows: one team provides full scope representation for eviction defense; another team provides a range of legal services including outreach and education, pre-eviction and eviction defense representation, public housing advice and representation and affirmative impact litigation. Both teams' services also include post-judgment relief such as representation for ex parte applications to stay execution of judgment, motions to vacate default judgment, and appeals. LASSD also has a Fair Housing team that conducts testing and handles housing discrimination complaints. In addition, LASSD has a Pro Bono team which operates an unlawful detainer clinic out of the Central courthouse, and a Community Response Team that screens applicants and provides initial advice and brief services on a number of general housing issues. LASSD believes in providing comprehensive, holistic services that are targeted to meet the demonstrated needs of the most vulnerable, at-risk tenants. To that end, LASSD has a team of case managers who provide supportive, wrap-around services to those who have physical or mental disabilities, are elderly, are not technologically savvy, are monolingual, and those that live in remote areas and/or lack transportation. Case managers help clients access other needed LASSD services such as assistance with income maintenance, food stamps, and health care benefits. These additional supportive services are provided in order to further the goal of preventing homelessness.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The proposed legal services consist of hiring a staff attorney and an advocate to provide a full range of tenant defense assistance including education and outreach regarding ever-evolving tenant protections, counsel and advice, early intervention and negotiation in rental disputes, representation in eviction defense cases, bringing affirmative litigation to enforce tenants' rights, post-judgment relief including motions to vacate defaults and appeals, as well as representation in administrative matters to help obtain and maintain subsidized housing benefits for tenants. This new grant will not supplant existing resources as LASSD has 2 EAF Homelessness Prevention grants that are currently supporting staff that provide tenant defense assistance and these grants will be ending on June 30, 2021. The staff funded by those grants that are ending will thereafter be transitioned to this project. The benefit of the proposed plan is that LASSD will have staff who are already trained in handling all aspects of the proposed project, including providing assistance with rental disputes, subsidized housing problems and representing tenants in unlawful detainers and affirmative cases, and who are already familiar with all of the newly emerging landlord-tenant legislation. By contrast, if LASSD had to hire new staff the hiring, onboarding and training process would take longer than 6 months to get staff up to speed to do the work. This grant will allow LASSD to provide services to residents of San Diego County that are not currently served by LASSD due to the large demand for our services and the increase in the number of tenants seeking legal assistance due to the economic fallout from COVID-19. These funds will allow LASSD to continue services provided under the EAF Homelessness Prevention grant for the impending wave of tenants facing eviction and homelessness during the pandemic. The staffing will be 2 staff attorneys and 2 advocates from July 1, 2021 to December 31, 2021, then moving to 1 staff attorney and 1 advocate from January 1, 2022 to the end of the grant.</p>	
Target Population	<p>The target population are tenants throughout all of San Diego County who are having rental disputes and/or are being evicted. Based on the National Low Income Housing Coalition Out of Reach 2020 data, San Diego County has the second largest number of renters in the state at over 525,000 renters. Even though San Diego County has the 2nd largest number of renters, there is no city within San Diego County that has any rent control protections. Housing prices soared prior to the pandemic, with 57% of San Diegan renters considered "rent burdened" in 2017, meaning that they spent 30% or more of their income on rent and utilities. It is estimated that 2 out of 3 San Diegans are currently unable to pay their rent due to financial ramifications of COVID-19. Both state and federal tenant protections enacted in response to COVID-19 apply only to certain types of evictions; likewise all are temporary measures. As a result, housing advocates are predicting an impending "tsunami" of evictions. Now, more than ever, San Diegans are in dire need of the tenant</p>	

	defense assistance LASSD will be able to provide with this additional funding.
Project/Activities Key Goals and Deliverables	<p>The key goal of this project is to maintain housing for tenants that are having rental disputes, public housing problems or are being evicted.</p> <p>The goal is to provide 240 clients each year advice on their rights on rental disputes, subsidized housing problems, and other housing problems that can lead to housing instability and eviction. And of those 240 clients, we aim to provide approximately 20 clients with extended services or representation.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Aid Society of San Mateo County	
Project Name	HomeSavers Eviction Defense	Grant Period
		Three Years
Counties Served by this Project	San Mateo	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>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. Pre-pandemic, HomeSavers ran in-person tenant clinics three days per week throughout San Mateo County. These clinics have dramatically expanded the access of low-income tenants to information about their rights and procedural ability to defend eviction cases in Court. Currently our in-person clinics have been replaced with virtual clinics and phone intakes so that tenants can access information and legal services safely while our staff works remotely. HomeSavers staff also negotiate with landlords on tenants' behalf, and in appropriate cases represent tenants in court. We expect that many of the virtual platforms we have developed, such as Zoom clinics and "Know Your Rights" webinars, will continue to be effective means for clients to access services in future years, even as we are able to resume in-person services.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Expanding pre-eviction legal services, counseling, and renter education will be an essential adaptation of our program starting in 2021 and continuing through the uncertain future period of economic recovery. Local, state and federal eviction protections related to the COVID-19 pandemic include a confusing array of deadlines in early 2021, and their corresponding legal rights and obligations are very difficult for tenants to navigate without guidance.</p> <p>Although our current eviction defense services are generally targeted to tenants with pending eviction notices or unlawful detainer complaints, under this grant we will expand our services "upstream" to include more households who can benefit from earlier interventions and education in order to avail themselves of rights under the local San Mateo County eviction moratorium, AB 3088, and the federal CARES Act and CDC order related to evictions. Through our established housing hotline, we will identify and consult with individual households with pre-eviction concerns about rent debt and potential eviction risk. Through our network of collaborating service providers and community organizers we will provide "Know Your Rights" presentations for tenant consumers, and trainings for social services providers who routinely work with low-income tenants. We will also develop user-friendly tools and self-help materials to be made widely available in the low-income tenant community.</p>	
Target Population	<p>This project will focus on low-income tenants living in San Mateo County who have been affected by the economic impacts of the COVID-19 pandemic and have eviction protections available to them through a number of complex and overlapping local, state and federal actions. We anticipate that the demographics of this population will be reflective of the clients we've seen over the 6 months since the pandemic began. The majority of our clients identify as Hispanic (59%), followed by White (17%), Asian (8%), Black (4%), Other (3%), Native American (1%), and Pacific Islander (1%). Nearly all of our clients speak English (53%) or Spanish (45%).</p> <p>We are targeting low-income renters who are eligible for pandemic-related eviction protections because their legal rights and obligations under these protections are very difficult for tenants to navigate without guidance. The stakes are high for the tenants in San Mateo County, particularly people of color and households with children who are already disproportionately impacted by evictions in this county. We are focusing our efforts on this population to prevent a tsunami of evictions in 2021 when protections end and to help mitigate the debt and credit consequences for tenants hobbled with insurmountable rent debt.</p>	
Project/Activities Key Goals and Deliverables	<p>Project activities will include:</p> <ul style="list-style-type: none"> • Direct counseling and pre-eviction legal services to 100 low-income tenant households impacted by COVID-19 • Four "Know Your Rights" presentations targeted to low-income tenants in San Mateo County, attended by at least 60 tenants in the aggregate • Three social services provider trainings on assisting tenants with navigating the notice and payment requirements of the local, state and federal laws 	

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| | <ul style="list-style-type: none">• One self-help toolkit developed to assist tenants in calculating their rent debt and prioritizing payments according to the schedules mandated by local, state, and federal law |
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**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Assistance for Seniors	
Project Name		Grant Period
Housing Preservation Legal Services		Three Years
Counties Served by this Project	County(ies) Served by this Project	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>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.</p> <p>Our services ranged from legal advice, negotiating with landlords on a client's behalf, and representation in court. LAS has learned that representation makes a difference not only in rent-controlled jurisdictions, but also in non-rent control areas. LAS is serving clients in those areas, as well as older adults who live in other parts of the county when the client is extremely vulnerable.</p> <p>LAS' model has already produced excellent results for clients. We have prevented evictions and gotten older adults more time and money to vacate their apartments, even in non-rent-controlled areas. Because many of the clients live in jurisdictions where rent controls or other tenant protections do not exist, LAS assists clients before they have received a three-day notice or formal notice of eviction, to try to avoid legal action from the landlord. Many other agencies will not assist clients until a three-day notice has been received. Engaging in discussions with landlords before they have invested in legal counsel can be crucial to avoid litigation.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>LAS attorneys will provide direct legal services to seniors experiencing housing instability. Services will include direct representation in unlawful detainer actions, negotiations with landlords, review of housing notices, and other types of legal advice as needed. Attorneys will work with clients one-on-one, with the same attorney typically working with the client throughout the length of the case. When LAS decides to represent a client, the attorney assists the preparation of documents, gathering of evidence, coordinating witnesses, communicating with opposing counsel and conducting a trial, if necessary. As an example, one LAS attorney spent well over 150 hours on an unlawful detainer trial last year to ensure the client retained their housing. These services are offered free of charge to the client, including any court costs.</p> <p>LAS will provide home visits to any housing clients with limited mobility or financial concerns who would otherwise not be able to access legal services. This includes multiple home visits and coordinating transportation for the client when necessary.</p> <p>In addition to direct legal services that preserve housing, many of these clients will receive additional legal services to address other pressing needs that are jeopardizing their housing including elder abuse, public benefits advocacy, health care issues and immigration issues.</p> <p>Lastly, LAS will connect clients with other resources as needed to ensure they are able to live with independence and dignity. This can include referrals to other attorneys for affirmative tenant lawsuits, in home supportive services, meal delivery services and connections to community centers for support.</p> <p>COVID-19 has meant that we have been forced to provide our services remotely, by telephone calls and email. This has been a tough transition for the agency in terms of having the systems and tools in place to support the employees in taking their work remote. It has also been challenging in terms of reaching clients, as many do not have the internet and can be difficult to reach over the phone. Given the devastating impact of social isolation and elder abuse on older adults, we are extremely concerned with making sure older adults are safe and supported while maintaining appropriate health protocols.</p> <p>The biggest roadblock is figuring out systems that meet the needs of the most vulnerable older adults while limiting the health risks for staff. A concrete example is that we provide case</p>	

	<p>management services for older adults who are verging on homelessness or who are actually homeless. For these clients, immediate in-person services are the only way they are going to receive the help they need. While we are taking many precautionary measures to protect the health of our case worker, they are still making visits for clients where support cannot be delivered remotely. That being said, if the client is showing signs of sickness, we are asking them to stop the visit.</p>
Target Population	<p>Older adults also experience a combination of barriers to finding and preserving housing, including physical health, mental health and mobility concerns, loss of caregivers, and a lack of accessible housing stock. These barriers, combined with economic and racial inequality and lack of access to appropriate health care, can lead to grave consequences in the Bay Area due to a lack of affordable housing and rental protections.</p> <p>Older adults face significant systemic barriers in accessing necessary services to protect housing, ensure economic security and access adequate health care. Age related discrimination amplifies these barriers to services and requires focused intervention to overcome. According to the 2011 Elder Economic Security Index, half of Alameda County's older adults do not have enough income to cover basic needs. In addition, a recent study looking at the justice gap in California showed that only 36% of older adults sought legal help for problems that severely impact them.</p> <p>When displaced, older adults often have difficulty locating suitable replacement housing. Studies have shown a steady increase in the rate of homelessness for older adults, and that the resulting impacts on their health and well-being are devastating. Homeless seniors experience health problems typically seem in persons decades older than their actual age.</p> <p>At the same time, older adults are incredibly resilient and are a stabilizing force in their communities. Our clients are active in their local cultural and religious institutions which are often the anchors of a community, volunteering their time and sharing their skills, experience and insight.</p>
Project/Activities Key Goals and Deliverables	<p>Each year, 125 legal clients housing will be preserved and/or stabilized through housing legal services, including direct representation and counsel and advice.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Legal Assistance to the Elderly	
Project Name	Fighting Evictions of Seniors and Adults with Disabilities in San Francisco	Grant Period
		Three Years
Counties Served by this Project	San Francisco	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The housing crisis is having a devastating impact on seniors and adults with disabilities in San Francisco. At Legal Assistance to the Elderly (LAE) over 60% of our clients need assistance with housing threats. About 50% of our housing cases focus on defending unlawful detainers. In these cases, we provide full-scope representation from the initial notice stage, to first responses and preliminary motions, to discovery and depositions, through negotiation and to trial. Our cases vary from those based on allegations of non-payment of rent, nuisance, breach of lease and to cases based on Ellis Act or Owner-Move in notices to quit.</p> <p>LAE also works to prevent homelessness and preserve housing by advocating to protect tenants' rights, to preserve HUD and private housing subsidies, at San Francisco Rent Board hearings, to enforce habitability rights, to end landlord harassment, for reasonable accommodations and modifications, and to prevent disability discrimination. This work protects our clients' housing by preserving affordable rents and enforcing our clients' right to accessible housing as they age. For example, clients often come to our office with notices alleging that their unit is not covered by San Francisco's rent control protections and improperly quadrupling their rents to amounts many times over their incomes after, for example, a husband dies or a roommate leaves. By winning these cases and preserving the affordable rent at the San Francisco Rent Board, we can save this housing and prevent the senior from being homeless.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>During this funding period, we predict an increase in evictions particularly in non-payment of rent cases as the courts re-open, but jobs particularly in the tourist and hospitality industries are slow to return. We would like to address this need by allocating the Homelessness Prevention funds we receive towards a paralegal who would support staff attorneys in providing full-scope representation defending Unlawful Detainers actions. The current LAE allocation is estimated to be \$50,000 dollars over three fiscal years. This amount would pay for approximately 20% of a full time paralegal over this period. We would use these funds to increase our caseload capacity by expanding the capacity of our staff attorneys to take on more cases. We have found that working with paralegals increases the efficiency and capacity of our staff attorneys. The paralegal duties include conducting client interviews and factual investigations, drafting pleadings and correspondence, and legal research. By having the paralegal assist the staff attorneys with these tasks, the staff attorney is able to accept more cases.</p> <p>If this amount were to increase significantly, we would use it to hire another staff attorney.</p>	
Target Population	<p>Our target population is San Francisco' seniors and adults with disabilities at risk of homelessness. The City's unprecedented crisis of affordability and homelessness threatens our clients' stability and security. In San Francisco, 12% of seniors 65-years or older live below the federal poverty line and 1-in-10 people who are homeless are over the age of 61.</p> <p>While we provide services to all seniors in San Francisco, we focus on making our services accessible to marginalized communities. Specifically, our services are designed for low-income and immigrant communities, communities of color, LGBTQ+ seniors and those who are "frail" or have disabilities. LAE provides culturally and linguistically appropriate services through bilingual and bi-cultural staff in Mandarin, Cantonese, Toishanese, Spanish, Korean and Russian. Because of the depth of this language capacity twenty percent of LAE's clients are non-English speakers. LAE's clients are diverse: 44% white, 17% African American/Black, 20% Asian, 15% Latino, and 4% other; 55% identify as female, 44% identify as male, and 1% identify as transgender and 10% identified as LGBTQ+. Our clients struggle economically: 47% have incomes of less than \$995 per month and 98% are considered indigent under California State law.</p> <p>Finally, our clients face physical challenges: 58% are frail or disabled and 6% are homebound or in a medical facility. To meet the needs of this population we conduct intakes over the phone; provide services at clients' homes, at Skilled Nursing Facilities, or at other locations; and work closely with Adult Protective Services and community-based social workers.</p>	
Project/Activities Key Goals and Deliverables	The paralegal will provide litigation support for LAE's full-scope representation defending Unlawful Detainer actions. This work will include client management, factual investigation, drafting	

	correspondence and pleadings and legal research. We expect that this position will provide support on 52 cases over the course of one year.
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**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Services for Children	
Project Name		Grant Period
Youth Homelessness Prevention		Three Years
Counties Served by this Project	Alameda, Contra Costa, San Francisco	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Legal Services for Children works to prevent or end homelessness for children and youth. We serve homeless youth, unaccompanied immigrant youth, children in foster care, or those in need of a legal guardian.</p> <p>We provide options counseling for children who are homeless or at risk of homelessness. If they choose to enter foster care or pursue a legal guardianship, we will represent them in their dependency or guardianship case.</p> <p>We help non-minor dependents (clients in extended foster care between the ages of 18 and 21) access their right to housing benefits. Despite their eligibility, non-minor dependents often do not receive the housing they are entitled to. Barriers include the Bay Area housing crisis and the Child Welfare Department's focus on younger clients. Homeless youth seeking to leave the streets and re-enter foster care are in particular need of legal assistance. In addition, LSC provides trauma-informed lawyering, which includes case management, education advocacy, crisis intervention and support, and relationship-building, which stabilizes housing placements. This level of service is not reimbursed by the county, which only pays for legal services relating directly to the dependency matter.</p> <p>LSC's guardianship representation ensures that children who otherwise might be homeless secure a living situation with a caring adult. After the guardianship is in place, LSC continues working with the young person and their new guardian to ensure the relationship is sustained, including by helping the family assess and access the housing, income, and other public benefit programs for which they are eligible.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Many homeless youth are eligible to enter foster care and receive a placement and housing benefits until they turn 21. In addition to providing consults with young people about this option, LSC provides technical assistance to homeless and runaway shelters about how this route can provide housing stability for young people desiring to leave the streets.</p> <p>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, an experienced attorney can provide the guidance and advocacy needed to make that happen. LSC attorneys 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. Beyond the housing foster youth are entitled to until they turn 21, there are multiple housing programs for former foster youth that can keep them housed as they begin to establish their lives as adults.</p> <p>Additionally, LSC's dependency attorneys participate in San Francisco's collaborative effort to end commercial sexual exploitation of youth. Homelessness and exploitation are interconnected issues. Covenant House reports that shelter is the number one traded commodity in return for sexual activity; almost 50% of minors engaging in commercial sex do so for a place to stay. From our work representing youth, we bring a vital perspective to this work: we see how policies play out for these youth, where the barriers lie, and how to work with these young people to help them leave exploitation and prevent homelessness.</p> <p>LSC receives funding prevent homelessness for unaccompanied immigrant youth, but the work we do on behalf of youth in need of foster care or guardianship services is unfunded. The Homelessness Prevention funding will allow us to allocate specific staff to client counseling, advocating with the Child Welfare Department, filing petitions in Juvenile Court, conducting trauma-informed lawyering, and conducting outreach to providers on the options for homeless and runaway youth including</p>	

	foster care. In addition, LSC participates in San Francisco's cross-sector effort to stably house commercially sexually exploited children and youth. This systems work is unfunded, so the Homelessness Prevention grant will ensure we are able to continue to participate in this essential effort.
Target Population	The target population of the activities is low-income children and youth, the majority of whom (59%) are ages 14-20. The dependency and guardianship youth we serve are 49% female, 47% male, and 4% genderqueer/fluid. They are 42% Latinex, 36% African/American, 8% multiethnic or other, 6% white, 4% Asian, and 4% were unknown/declined to state. Thirty-one percent (31%) speak primary languages other than English. These youth are in particular need of legal counseling and representation as they cannot afford legal services, are homeless or at risk of homelessness, and/or are being commercially sexually exploited. In addition, LSC's services in particular are needed as LSC provides trauma-informed lawyering and social work services that are essential to working effectively with this population of young people. The geographic area to be served is concentrated in San Francisco, but we will also serve youth in Oakland, Contra Costa County, and wherever clients are if they receive an out-of-county foster care placement.
Project/Activities Key Goals and Deliverables	<p>Annual goals include:</p> <ol style="list-style-type: none"> 1. Client counseling: LSC will provide a minimum of 15 instances per year of counseling to minors and non-minor dependents on their options for increasing housing security including entering foster care, securing a legal guardianship, and other potential options. 2. Advocacy: LSC will provide advocacy for clients with the Child Welfare Department and file petitions in Juvenile Court as needed to secure appropriate placements. 3. Conduct outreach and technical assistance to providers on the options for homeless and runaway youth to secure housing, including foster care and legal guardianships. 4. Conduct systemic work in San Francisco's cross-sector effort to stably house commercially sexually exploited children and youth, including participating in task forces, convenings, and conducting policy analysis and making recommendations.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Services for Seniors	
Project Name	Monterey County Homelessness Prevention Program	Grant Period
		Three Years
Counties Served by this Project	Monterey	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Approximately 24% of our clients have problems related directly to housing issues. LSS is a 10 - member (8 FTE attorney/legal advocates, one administrative/fundraising) non-profit law firm serving Monterey County seniors.</p> <p>Our representation targets seniors with direct no-cost Eviction Defense and related legal representation in fair housing, tenant and homeownership housing problems. We also provide community workshops and presentations (webinars) to educate seniors (and their family members) on their rights before individual legal problems arise.</p> <p>Our legal representation helps seniors avoid homelessness and maintain their independence in safe, clean and stable living situations. LSS excels in using its resources to serve the maximum number of clients possible to maintain seniors' financial, physical and legal independence.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>These new funds will increase our attorneys' ability to address expanded Eviction Defense services for Monterey County seniors. Services will include eviction defense substandard housing, code enforcement utilities, disreputable home repair and Landlords attempting to sidestep the State AB §1482 Just Cause Eviction protections.</p> <p>Past experience with our tenant clients includes mistreatment - including senior physical/financial abuse as well as myriad of other legal issues inherent in low-income-senior tenant disputes. The dual challenges (and likely more to come) of the Pandemic's impact on income and landlord's intentional "misunderstanding" of AB 1482 (California Tenants' Rights) are new to our seniors - we are already seeing the huge influx of clients with housing-related issues - it will only become worse as Covid-19 protections are lifted around our County. So, in addition to the mainstay Eviction Defense - answers, writs for Stay of Execution, etc.. these funds will allow us to hone our skills in the more intricate activities (including jury trials, motions to set aside, and what ever is needed to protect Monterey County seniors).</p> <p>With the wide acceptance of web-based seminars, we will provide numerous online Landlord/Tenant Legal sessions through-out the year. These educational sessions intend to help educate our seniors so they can assert their rights to live in safe, clean, and affordable housing. These expanded legal services will help also help lessen the physical and mental stressors experienced by seniors in subsidized neighborhood housing complexes. These services will allow our clients to avoid homelessness and remain in their homes as functioning, productive community members.</p>	
Target Population	<p>Legal Services for Seniors provides representation to all Monterey County seniors 60+ years of age. We reach not only seniors in the more populated areas of the Monterey Peninsula and cities, but into the most rural and far-flung areas of the County.</p> <p>Our clients live on fixed incomes consisting entirely of social security-type pensions or assistance (\$900-\$1,200/month), placing them in the Extremely Low and Very Low-income affordability categories. Low-income senior tenants find themselves relegated to poorer-maintained rental units where landlords intentionally defer maintenance so that senior tenant may attempt to self-help - incurring costs they cannot afford and for which they are not responsible. Many of our incorporated cities consolidated plans bear out this fact - showing the number of renters living with housing problems like rent overpayment and a lack of complete, safe facilities. LSS assists these clients faced with legal problems stemming from substandard housing repairs, substandard living conditions and other legal problems which threaten a senior's ability to maintain their independence.</p> <p>Many of our clients are also monolingual Spanish and native language speakers.</p>	
Project/Activities Key Goals and Deliverables	<p>LSS' goal is to address and correct legal harm perpetrated upon Monterey County seniors. Grant funds will provide no-cost legal representation to underserved, elderly, low-income residents. Our seniors are challenged daily with public & private housing issues, homelessness, administrative law proceedings, and court hearings. We need to continue to provide direct legal representation and</p>	

	community presentations on preventing abuse, avoiding scams and accessing affordable housing and earned benefits.
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	Monthly caseload statistics are compiled and submitted to the Monterey County Area Agency on Aging. Our Board of Directors receives a detailed monthly report, including demographics and legal problem type. LSS Executive Director Kellie D. Morgantini is responsible for monitoring program goals and achievements.
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**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Legal Services of Northern California	
Project Name		Grant Period
Homelessness Prevention Formula Grant Project		Three Years
Counties Served by this Project	Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Glenn, Humboldt, Lake, Lassen, Mendocino, Modoc, Nevada, Placer, Plumas, Sacramento, Shasta, Sierra, Siskiyou, Solano, Tehama, Trinity, Yolo	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>LSNC provides the full range of legal services for tenants with eviction defense and other tenant defense 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). While the organization has a 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. The 2019-2021 Equal Access Fund Homelessness Prevention (EAF-HP) funding helped LSNC to temporarily expand its eviction defense and housing preservation services throughout its service area.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>With an eviction crisis looming for thousands of tenants in LSNC's 23-county service area, the organization intends to further increase its capacity to advise, assist and represent tenants at every stage of the eviction process. While legal assistance to tenants and affordable housing preservation advocacy is a core activity for LSNC, its eviction defense work has been limited due to competing demands on attorney time. With its homelessness prevention formula grant, LSNC will expand its coordinated eviction defense effort, which will include components of community legal education, direct advice/counsel, negotiation and full representation, particularly in cases likely to help establish tenant protections in law.</p> <p>The COVID-19 pandemic has exacerbated California's affordable housing crisis and has required LSNC and other programs to adapt their service models to address an unprecedented demand from tenants facing eviction paired with a complex patchwork of continuously shifting federal, state and local legal protections that might offer relief. In response, LSNC is currently testing a Zoom meeting community education model, designed in light of the COVID-19 emergency and advocates' inability to conduct in-person legal education events. If this effort, currently supported with 2019-2021 Equal Access Fund Homelessness Prevention funds, is successful, LSNC will combine community legal education on more routine issues amenable to self-help with a more extensive direct representation model for tenants who have strong defenses to eviction (both related to and independent of COVID-19 protections) to sustain and expand its tenant defense practice.</p> <p>With the exception of its Yolo County field office that has housed a Sargent Shriver Civil Counsel Act project, LSNC offices rarely had sufficient staffing resources to provide full representation at trial to tenants facing eviction prior to receiving EAF-HP funding. That funding has permitted LSNC to hire several new advocates, permitting the program increased staffing resources to provide full-scope representation to more tenants facing evictions, many of whom have defenses related to disaster-linked anti-price gouging protections, the California Tenant Protection Act, and a variety of federal, state and local protections related to the COVID-19 pandemic. Many of these COVID-19 related protections and other court and procedural delays related to the pandemic are scheduled to lift or change beginning as early as February 1, 2021, making it necessary for tenant advocates to be prepared for large-scale eviction defense work and affirmative litigation to enforce COVID-19 and disaster-related protections. This work will include legal education, individualized case assessment, preparation of affirmative or responsive pleadings (both as counsel and in pro per), negotiation, discovery, trial and post-trial relief advocacy. The homelessness prevention formula funding will support additional direct representation in cases involving COVID-19 protections and, at the conclusion of the current EAF-HP grant, will support that work on enforcement of the California Tenant Protection Act and any new laws offering relief to tenants through 2023.</p>	
Target Population	Our target population will be low-income renters generally, and we will prioritize particularly	

	<p>vulnerable clients including: those living in areas with the least affordable housing stock; people whose advanced age or disability make it difficult to move; people of any age who are at heightened risk for severe illness should they contract COVID-19; 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. LSNC prioritizes these groups because they are either less likely to effectively assert their rights in pro per to avoid eviction or are more likely to experience homelessness, more likely to experience greater hardship if they do become homeless, or less able to acquire replacement housing. The homelessness prevention formula funds will support tenant defense work throughout LSNC's 23-county service area, which is mostly rural.</p>
Project/Activities Key Goals and Deliverables	<p>The key goals of LSNC's activities supported by the formula grant are: (1) increased and sustained direct representation in eviction cases in the service areas of each of LSNC's eight field offices, (2) expanded community legal education of LSNC's client communities on tenant rights, and (3) robust enforcement of newer tenant protections, including the California Tenant Protection Act, disaster-related anti-price gouging orders and ordinances, and federal, state and local protections specific to the COVID-19 pandemic. The deliverables related to these goals are detailed in the "proposed activities" chart.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Mental Health Advocacy Services	
Project Name	MHAS HP Formula Grant	Grant Period
		Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Mental Health Advocacy Services currently provides legal services to tenants involved in landlord-tenant rental disputes. Such services range from brief advice and counsel to more extensive representation of tenant clients in negotiations with landlords. MHAS focuses especially on helping clients with disabilities assert their rights under fair housing laws to provide these tenants with equal opportunity to use and enjoy housing.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Mental Health Advocacy Services proposes using this formula grant to offer extended legal services to individuals who participate in community fair housing workshops which MHAS conducts through a separate education and outreach grant. This separate outreach and education grant does not fund MHAS to provide one on one consultation, let alone extended legal services, to these workshop attendees; these individuals would not be able to receive such services with MHAS without this homelessness prevention formula grant. Through this formula grant, these individuals will receive tenant defense assistance including pre-eviction legal services, counseling, advice and counsel, and legal services to improve habitability and ensure receipt of eligible income and benefits to improve housing stability and prevent homelessness.	
Target Population	The target population will be low-income adults with mental health disabilities living in Los Angeles County. People with mental health disabilities are vastly overrepresented in the population of people who are at risk of or currently experiencing homelessness in Los Angeles, in California, and across the country. Moreover, legal disputes, including landlord-tenant disputes, can be particularly challenging for people with mental health disabilities and they are more likely to have difficulty resolving them on their own than their non-disabled counterparts.	
Project/Activities Key Goals and Deliverables	MHAS seeks to provide tenant defense assistance as described above to a minimum of ten clients for each year of the homelessness prevention formula grant who MHAS would not otherwise be able to serve.	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	National Center for Youth Law	
Project Name	California Youth Homelessness Prevention Project	Grant Period
		Three Years
Counties Served by this Project	Alameda, Monterey	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>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 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 in the Bay Area and Monterey County.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>NCYL will use these funds to prevent homelessness amongst current and former foster youth, support youth who are homeless in receiving educational services and benefits to improve their housing stability, and deepen our homelessness prevention work by providing support to youth who are at risk of becoming homeless due to involvement in other systems.</p> <p>NCYL will also advance litigation to address homelessness on behalf of an individual and organizational plaintiff against Alameda County in collaboration with Morgan Lewis and Youth Law Center and with input from Alliance for Children's Rights and Bay Area Legal Aid. This litigation will address the housing challenges that hundreds of non-minor dependents (NMDs) in the county regularly face. NMDs are young people who have turned 18 in foster care and are eligible to remain in extended foster care until they turn 21 to assist in their transition to adulthood. To prevent NMDs from being homeless, state law mandates that county placing agencies have an obligation to offer NMDs the least-restrictive safe and appropriate available placement, as is required for a minor in foster care. For example, in Alameda County, the Social Services Agency (SSA) has placement responsibilities for this population and are required to provide them with a safe and suitable placement at all times. Alameda County has been failing to meet this requirement for several years, often leaving individuals in this vulnerable population homeless. Rather than providing NMDs with safe, suitable housing, Alameda County has effectively encouraged some NMDs to seek housing in homeless shelters or has had them stay within a county-run Assessment Center for multiple days with no reasonable solution. Consequently, this population is often rendered homeless, resorting to couch surfing, shelters, or the streets. This housing instability heightens the risk of commercial sexual exploitation and negatively impacts educational outcomes that exacerbate a cycle of homelessness.</p> <p>NCYL will file litigation against Alameda County with the immediate goal of compelling the SSA to follow the law to provide NMDs with safe and suitable housing that meets each young person's individual needs and the ultimate goal of minimizing the risk of homelessness that NMDs face. This litigation would set a precedent demonstrating to other counties that they are required to ensure that NMDs are offered safe and appropriate housing and not left homeless.</p> <p>In Monterey, NCYL will engage in work to prevent homelessness and increase housing stability among youth. NCYL will engage in administrative advocacy to improve Monterey school districts' abilities to identify and support youth who are homeless or at risk of homelessness. NCYL will also engage in coalition building and will launch a youth advisory board with and for homeless youth to inform system changes.</p> <p>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.</p>	
Target Population	<p>The project and activities set forth in this proposal will serve youth and young adults up to the age of 25 who are experiencing or at risk of homelessness and their families. Our geographic reach for this target population will include the Bay Area and Monterey County. Many of the youth we will work with are served by the child welfare system and the juvenile justice system. This population</p>	

	<p>faces disproportionate challenges to having secure housing. In fact, finding a safe and affordable place to live is one of the greatest challenges for youth preparing to exit the foster care system. According to the California Blue Ribbon Commission on Children in Foster Care, one in three youth who leave foster care become homeless. Even though regulations are supposed to protect and support youth involved in these systems, these kinds of realities still exist. The gap between law and implementation needs to close in order to curb staggering rates of homelessness. Homelessness can have a domino effect on educational outcomes and financial instability, which further reduce a person's chance of securing stable housing. Directly addressing homelessness among youth is a powerful homelessness prevention strategy: by intervening and stabilizing youth and young adults, NCYL will reduce the risk of future homelessness among this population.</p>
Project/Activities Key Goals and Deliverables	<p>Activities</p> <ul style="list-style-type: none"> - Partner with up to 10 orgs to gather information and advance advocacy - Get input from up to 25 community members about their experiences with the child welfare and juvenile justice systems - Conduct impact litigation that benefits up to 300 NMDs in Alameda County - Create a plan to monitor implementation of county placement responsibilities <p>Key Goals/Deliverables</p> <ul style="list-style-type: none"> - Compel Alameda County to follow its legal duty to offer the least-restrictive, safe, and appropriate placement for NMDs in its care - Prevent homelessness and improve housing stability for up to 1,500 youth and families in the Bay Area and Monterey County - Improve access to safe and suitable placements for up to 300 youth in extended foster care - Expand support to up to 19 qualified legal service providers that work to ensure youth and families receive the eligible benefits to which they are entitled.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	National Housing Law Project	
Project Name		Grant Period
	Safe at Home: Eviction Prevention and Housing Access	Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mariposa, Mendocino, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>NHLP is both a national and California support center focused on housing issues. The organization provides trainings, publications, technical assistance, litigation and advocacy around eviction issues. Historically, NHLP's work focused on the federal housing programs and the intersection of federal law with eviction issues in California. This includes NHLP's signature publication HUD Housing Programs: Tenants' Rights, which is the premier manual on litigating tenants' rights issues in the federal programs. The largest chapter in the book focuses on evictions.</p> <p>In the last ten years, NHLP has increasingly addressed intersectional housing issues outside of the federal programs, particularly as related to DV survivors, people with criminal records' housing rights, and immigrants. We have also provided leadership on consumer law and foreclosure issues and energy efficiency/tenant benefits.</p> <p>During the pandemic, NHLP has led national advocacy pushing for a federal eviction moratorium and rental assistance. Following the passage of the federal CARES Act, NHLP issued the most influential analysis of the eviction moratorium and conducted numerous trainings with California advocates. A similar situation applies with the Centers for Disease Control and Prevention (CDC) order on evictions. NHLP and Western Center on Law and Poverty developed an influential memo on the intersection of California's new bill on evictions (AB 3088) and the CDC Order.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>NHLP will use the funding from this grant to protect immigrants from eviction from federally assisted housing, to increase access to housing for people with criminal records and ensure tenants' rights and housing preservation in the Low Income Housing Tax Credit program in California. NHLP will be co-counsel in anticipated litigation against the Housing and Urban Development Department regarding the Mixed Status Families Rule. We anticipate that HUD will finalize the rule any day now and would result in the eviction of nearly 25,000 families with mixed immigration status from HUD assisted housing. Following the finalization of that rule, we expect the Department of Agriculture to promulgate a similar rule for the housing programs under their jurisdiction. NHLP has put together a legal team to challenge the rule and is coordinating with a number of attorneys general including with the California Attorney General's Office.</p> <p>In 2021, NHLP will launch a new initiative around housing and criminalization, looking at ways that the housing system interacts with the criminal justice system to decrease tenants' rights or deny access to housing. This includes the use of criminal records to screen tenants out of housing through crime free lease addendums, nuisance ordinances and surveillance of tenants. NHLP is anxious to use recent rulings in our case in Connecticut Arroyo v. Corelogic to increase housing access for people with criminal records in California. The rulings hold that tenant screening companies are subject to the Fair Housing Act. This case, coupled with new regulations on criminal records by the California Department of Fair Employment and Housing (DFEH), provides opportunities to improve housing access for people with criminal records and reduce housing discrimination.</p> <p>The Low Income Housing Tax Credit (LIHTC) program remains the least regulated of the federal housing programs and most likely to produce unjust evictions. NHLP will build on our previous work to educate legal services attorneys on litigating tenants' rights in the tax credit program and preserving units for long-term affordability. In the midst of the changing legal framework for tenants during the pandemic, the tax credit developments are the ones most likely to evict tenants and most vulnerable to loss of long-term affordability due to economic challenges.</p>	
Target Population	The project is statewide. The project's target population is low-income tenants. Almost half of CA's 39.5 million residents are renters and due to the state's highest housing costs in the country, homeownership is largely out of reach for the majority of the low-income population. Among CA's Black population, 65% are renters disproportionately represented as a percentage of the total population of that group. Among Latinx/Hispanic people and Asians, 57% and 43.6% of those	

	<p>populations respectively are renters. California has the highest immigrant population in the country (24% of the nation's total); over 9,000 low-income immigrant families in HUD assisted housing are impacted by the proposed Mixed Status Families rule. In covering CA legislation related to expungement of lower level criminal records, the New York Times reported that an estimated 8 million people in CA have criminal records. Housing has been widely cited as the greatest roadblock to successful reentry. Also see CA tenant characteristics attachment uploaded to this application. The target populations are in particular need of the services provided as the groups cited have suffered chronic housing insecurity, faced outmoded laws and policies that limit or prohibit access to housing, or in the case of low income tax credit housing tenants, reside in housing with an absentee administrator, the IRS, whose failure to implement new housing protections for vulnerable groups is longstanding and chronic.</p>
Project/Activities Key Goals and Deliverables	<p>This project will provide technical assistance, training and litigation support to California advocates in targeted areas related to evictions. Criminalization and housing, immigrants' housing rights, HUD Mixed Status Families Rule and the LIHTC program are all areas where NHLP holds expertise and where California advocates have expressed their needs for training, technical assistance and litigation support.</p> <p>This grant will help support litigation on HUD's Mixed Status Families Rule with a particular focus on a motion for a preliminary injunction and close coordination with the California Attorney General's office. NHLP is co-counseling the case with Western Center on Law and Poverty, Disability Rights California, National Immigration Law Center and a private firm.</p> <p>In moving to a broader focus on housing and criminalization, NHLP will help lead an effort in California to understand the various intersections of the criminal justice and housing systems and to ensure that people with criminal records have access to safe housing and that tenants' rights are preserved. This will involve training, technical assistance and several meetings of the California Collaborative on Reentry and Housing.</p> <p>Finally, the LIHTC program is the largest source of development of new affordable housing. However, it has the most limited tenants' rights and has major issues around long-term preservation of the properties. NHLP will build the capacity of local advocates to defend tenants' rights, to work on preservation cases and to understand how this program connects to preservation of other programs including the Rental Assistance Demonstration program.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Neighborhood Legal Services	
Project Name	2020 -EAF Homeless Prevention Fund Formula	Grant Period
		Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>NLSLA has been a significant contributor to eviction defense and other tenant defense assistance in landlord-tenant disputes for low-income communities in LA County since it was founded. Today, it continues to lead in this regard and its legal services include pre-eviction and eviction legal services, counseling, advice and consultation, training, renter education, and representation, and legal services to improve habitability, increase affordable housing, ensure receipt of eligible income or benefits to improve housing stability, and prevent homelessness. In addition, NLSLA partners with law schools and dispute resolution leaders to provide mediation services. NLSLA is a leader in housing stability and homeless prevention in Los Angeles; it currently leads and oversee the largest right to counsel collaborative, Shriver Housing-LA, in collaboration with five of the largest legal aid firms in Los Angeles County. NLSLA is also collaborating with LA County by administering rental assistance funds provided by the LA Board of Supervisors to prevent the loss of housing for those individuals and families hard hit by COVID-19 who lost jobs and remain unemployed at this time.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Housing Advocacy for Individuals with Disabilities (Housing AID) Project will ensure equal access sustainable housing for the most vulnerable tenants and their families living with mental and physical disabilities in LA County. The risk of homelessness for this population has increased exponentially as a result of COVID-19. The Housing AID team will provide targeted outreach and direct services to tenants with disabilities, and advocate for reasonable accommodations, including, but not limited to, changes in a housing provider's rules, policies, practices or services that are necessary to reduce the likelihood of an eviction and provide eligible clients an equal opportunity to sustain their housing.</p> <p>A lack of reasonable accommodations can put tenants with disabilities at a higher risk of eviction. Whether it's the need for an alternative rental payment schedule that aligns with their SSI payments, or a change in the building's no-pet policy for a tenant that needs an emotional support animal—a reasonable accommodation will document the tenant's disability and protect their housing rights. Tenants with disabilities may also need to request a reasonable accommodation to comply with a court order to vacate.</p> <p>While the Fair Housing Act and other laws mandate that housing providers work with their tenants to allow for reasonable accommodations, tenants must be able to communicate that they have a disability, and that their request is necessary and reasonable. Mental illness can inhibit a tenant's capacity to request the accommodations or verify their disability and need for accommodation, especially if they are uninsured or not currently under the care of a healthcare provider. If a tenant's initial request is denied, the housing provider must engage the tenant in an "interactive process" to discuss alternative accommodations. Tenants with certain disabilities may not be fully able to advocate for themselves and/or effectively discuss alternatives.</p> <p>The COVID-19 pandemic has significantly exacerbated LA County's housing crisis and has left countless tenants in a perilous position. Contracting, being exposed to, or being regarded as having COVID-19 may also be categorized as a disability for reasonable accommodation purposes. For tenants impacted by COVID-19, reasonable accommodations may be necessary to preserve their housing.</p> <p>NLSLA receives funds to provide eviction defense representation and brief services for tenants. Unfortunately, reasonable accommodation requests for persons with a disability is not the primary focus of these projects. Given the time required and expertise needed to effectively work with individuals with severe mental illness, NLSLA seeks to provide more comprehensive services to these litigants, including training for housing advocates on how to effectively assist adults experiencing mental health crisis, mandated assessment and tracking of the collateral needs of eligible clients, and an experienced housing navigator to facilitate appropriate referrals to county and community providers.</p>	

	<p>The addition of this navigator will allow us to expand our services and develop a case management process that will allow for a more collaborative approach between the legal team, navigator and client to effectively and comprehensively advocate for tenants that require reasonable accommodations that are critical to preserving and sustaining their housing.</p>
Target Population	<p>Housing AID Project will target low-income families who in Los Angeles County Service Planning Areas 1, 2 and 3, which span the Antelope, Santa Clarita, San Fernando, San Gabriel and Pomona Valleys. Target households will include a household member with a disability. According to Los Angeles County Department of Public Health's 2019 Health Survey, 22.6% of adults in LA County reported having a disability in 2015. Among adults living in poverty, the prevalence of disability was highest among African Americans (53.4%) and Whites (44.0%).</p> <p>Preserving housing for individuals with disabilities is critical to addressing homelessness. According to Los Angeles County's Homeless Services Authority's 2020 Homeless Count by Service Planning Area, over 18,000 individuals were experiencing homelessness in SPAs 1, 2 and 3 combined. Of those, roughly 6,500 had a physical or mental disability. Over 5,000 were victims of domestic violence; individuals who have been victims of domestic violence often suffer from depression, anxiety, post-traumatic stress disorder and other mental illnesses. The high rate of homelessness among people living with disabilities underscores how important it is to provide services to people with physical and mental disability while they are still housed.</p>
Project/Activities Key Goals and Deliverables	<p>Year 1, assist 50 - 100 tenants and/or household members living with a disability that require supportive services and eviction prevention services, including requests for reasonable accommodations</p> <p>Year 2, assist 100 tenants and/or household members living with a disability that require supportive services and eviction prevention services, including requests for reasonable accommodations</p> <p>Year 3, assist 100 tenants and/or household members living with a disability that require supportive services and eviction prevention services, including requests for reasonable accommodations</p> <p>Yearly, provide at least 2 trainings on Fair Housing and Reasonable Accommodations for non-profit service providers that provide supportive services and housing navigation services for individuals with disabilities.</p> <p>Yearly, recruitment and utilization of at least 5 pro bono attorneys and 5 volunteer law school students to increase staff capacity to assist more tenants.</p> <p>Implementation of outreach strategy leveraging social media</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	OneJustice	
Project Name		Grant Period
	Homelessness Prevention Law Capacity and Evaluation Project	Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>As a Support Center, OneJustice provides legal ethics, nonprofit law and management, and pro bono design capacity-building to QLSPs that focus on eviction defense and other housing services. In our Pro Bono Design and Management Accelerator, OneJustice helped Homeless Action Center leverage pro bono support to increase services for people experiencing homelessness and supported many other programs with pro bono needs including housing. In our Research and Evaluation in Legal Aid Accelerator OneJustice supported Community Legal Aid SoCal, Legal Aid of Sonoma County and Homeless Action Center in developing approaches to assessing the needs of housing clients and measuring the impact of housing interventions.</p> <p>OneJustice conducts in-depth, multi-month consulting projects with housing law providers. Recent projects include evaluating Central California Legal Service's primary intake and advice line, which serves tenants facing eviction, and full-scope strategic planning with Fair Housing Advocates of Northern California.</p> <p>OneJustice facilitates the delivery of substantive housing law expertise to housing QLSPs and pro bono law students and attorneys through training videos on the Pro Bono Training Institute (PBTI) website. In addition to its core substantive training modules, PBTI is developing several others to meet the spiking need from the pandemic. Existing modules cover:</p> <ol style="list-style-type: none"> 1. Basics of Unlawful Detainer Parts 1-3 2. How To Prepare An Answer; and 3. Negotiations & Settlement Agreements Part 1-2 <p>OneJustice's IMPACT LA clinic collaboration with Jenesse Center—a holistic domestic violence intervention program—and Association of Pro Bono Counsel has offered free legal consultations on housing, immigration, and public benefits law since 2013.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>OneJustice proposes a three-year training and technical assistance program to strengthen QLSPs receiving Homelessness Prevention funding.</p> <p>In our experience, Housing Teams face significant challenges meeting the overwhelming demand for assistance with eviction and other legal problems contributing to losing one's home. This funding provides much-needed support for frontline-staffing and direct legal services supervision. To maximize this investment's impact, OneJustice will provide a training and technical assistance program helping Housing Teams operate as effectively and efficiently as possible. This capacity building program will focus on two core areas of need: Nonprofit Management and Legal Services Program Evaluation.</p> <p>We propose focusing on Nonprofit Management because Housing Teams operate under considerable pressure. Programs may therefore be forced to prioritize meeting present demand for services over long-term development. OneJustice contemplates providing California Rules of Professional Conduct trainings to QLSPs with a focus on remote and/or pro bono representation in landlord tenant and other housing cases. We will also provide support on high-priority topics of nonprofit law and management, such as project management and project budgeting, as well as pro bono management and coordination. Across all of these strands, we will include content to help programs support diversity, equity, and inclusion principles in their Housing teams and services. We also propose focusing on Program Evaluation because we know Housing Teams want to provide effective services for tenants and use their limited resources as effectively as possible. It is essential for the legal aid sector as a whole to measure and demonstrate the impact of its homeless prevention services. It is challenging for Housing Teams to evaluate their services without support because evaluating legal services as a homelessness intervention is inherently complex. Few programs have trained staff with dedicated time to spend on evaluation. We will provide training and technical assistance directly tailored to Housing Teams receiving Homelessness Prevention funding. This program will help QLSPs improve their core data management and implement</p>	

	<p>program evaluation methods that provide meaningful assessment of outcomes and identify opportunities for service improvement.</p> <p>We propose launching this project to avoid supplanting existing resources and to provide support that is not currently available. Funding for general capacity-building programs that have previously provided support to some Housing Programs has come to an end or is coming to an end before January 2021. The technical assistance we provide under our Support Center IOLTA grant is spread across all QLSPs, programs and services. This funding will enable OneJustice to focus specifically on housing and homelessness prevention providers and provide the higher level of assistance required to meet the demands placed on their services.</p>
Target Population	<p>As a Support Center, our primary target population will be QLSPs receiving Homelessness Prevention funding. Through providing technical assistance and training to these QLSPs, we aim to indirectly serve a broad range of populations across California in particular need of eviction defense and other housing services.</p> <p>We will use a set of general principles to ensure that our services are provided to QLSPs fairly and in proportion to local needs. We have included a scalable program of webinars and technical assistance to provide foundational capacity-building services to all QLSPs receiving funding in Year 1. We will conduct proactive outreach to ensure that we gain participation from eligible programs in all regions of California. Likewise, our criteria for selecting programs for in-depth training and technical assistance in Year 2 will aim to include a mix of organizations in terms of services provided, population served, and geographic location. Our Convening and toolkit resources delivered in Year 3 will be open to all QLSPs receiving funding and will aim to reach as broad of a range of organizations as possible.</p>
Project/Activities Key Goals and Deliverables	<p>Year 1: OneJustice will use surveys, interviews and/or working groups to learn about the specific needs of homelessness prevention QLSPs relating to Housing Law Nonprofit Management and Program Evaluation. We will then offer a webinar series open to all QLSPs focusing on priority aspects of Nonprofit Management and Program Evaluation. At the end of this year we will invite and select QLSPs to participate in focused training programs in Year 2.</p> <p>Year 2: OneJustice works with a small group of QLSPs to directly assist in building their capacity in Housing Law Nonprofit Management (including Pro Bono Homelessness Prevention) and Program Evaluation. This will be coordinated through an in-depth training program and we will also provide direct technical assistance to help programs fully implement the strategies they learn at the trainings in their own organizations.</p> <p>Year 3: OneJustice will continue to support the selected QLSPs with technical assistance, as well as share learnings and resources with the sector. This activity will focus on producing a virtual convening for QLSPs, with case studies and resources that OneJustice developed through the program packaged as toolkits for housing legal services providers.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Public Advocates Inc.	
Project Name	COVID-19 Renter Protection Education, Coordination, Advocacy and Litigation and Creating Affordable Housing	Grant Period Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, LakeLassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Since the pandemic, our top priority has been keeping low-income renters in their homes. Examples of this current work include:</p> <ul style="list-style-type: none"> -Providing legal rights trainings and legal consultation to tenant organizing groups and their members (including statewide tenant organizing groups such as the Alliance of Californians for Community Empowerment (ACCE) and Tenants Together); -Identifying and evaluating potential affirmative litigation, including litigation targeting illegal self-help evictions, building-wide habitability violations, violation of eviction moratoria, and retaliation against renters who organize in tenant associations; -Submitting a legal letter to the Alameda County Counsel defending the legality of Alameda County's eviction moratorium, and an additional legal letter defending the extension of that moratorium; -Developing, in collaboration with our grassroots, advocacy, and legal services partners, educational resources on the renter protections provided by the COVID-19 Tenant Relief Act of 2020 (AB 3088), which borrowed heavily from AB 1436, a bill we co-sponsored to prevent mass evictions; -Developing and distributing a series of fact sheets in English and Spanish for renters and advocates on state and federal eviction moratoria (including fact sheets on the Judicial Council's emergency Rule 1, on the CARES Act renter protections, on the overlap of the two systems, and most recently on the CDC Eviction Order); and -Exploring potential litigation to enforce the Oakland Tenant Protection Ordinance and AB 1482, a bill we co-sponsored in 2019 that protects renters from no-cause evictions and rent-gouging. 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Since the onset of the pandemic, the protection of low-income tenants from eviction, homelessness, and the social and economic ravages of COVID-19 has taken on a new level of urgency. Over the past six months, Public Advocates has been a leader not only in winning new protections (through state and local policy work funded with other sources) but in implementing these new policies by ensuring: that tenants know their rights in a rapidly-changing policy environment; landlords do not violate those rights; cities and government agencies enforce those rights through regulatory actions; and renter organizing groups and legal aid providers coordinate the roles we play in carrying out these activities.</p> <p>In 2021 and beyond we anticipate the same level of urgency and a similar level of confusion among renters, landlords, and public agencies, requiring ongoing close coordination with renter-organizing groups statewide and ongoing legal efforts to enforce existing and new renter protections. With this funding, we will undertake the following work:</p> <ol style="list-style-type: none"> 1. Legal Analysis and Training: Ongoing analysis of new state, local, and/or federal renter protections and creation of legal rights training materials as the legal landscape evolves, and ongoing training events on renter rights for renters and community and renter organizers 2. Landlord Monitoring and Litigation: Ongoing monitoring of illegal landlord practices (including self-help evictions, habitability, and other violations as well as violations of new laws and 	

	<p>regulations, such as AB 3088 and the Centers for Disease Control Order), and bringing litigation where appropriate, including litigation to defend tenant protections previously won; and</p> <p>3. Systemic Advocacy: Continuing and deepening our strategic partnership with renter organizations, including the statewide Housing Now! Coalition we co-convene, to provide the legal advice and analysis needed for effective and coordinated systemic advocacy to prevent evictions and keep renters in their homes.</p> <p>The legal landscape and renters' legal needs are likely to change dramatically over the next three years. In the event that the need for any of the legal assistance described above diminishes, we will use this funding to provide legal services to create affordable housing, including enforcement of the Housing Element Law and the Surplus Land Act.</p>
Target Population	<p>This project targets low- and extremely low-income, housing cost burden California renters at risk of eviction and homelessness. Hundreds of thousands of these renters were already experiencing housing insecurity prior to the COVID-19 pandemic. Job losses caused by the pandemic and the sharp economic downturn have dramatically increased their numbers.</p> <p>A recent study released by the Turner Center finds that as of June 2020 nearly 1 million renter households (903,000) in California had experienced a job loss as a result of COVID-19. Half of these households are renters with children and nearly three-quarters are households of color. Among renter households impacted by COVID-related job losses, 411,000 were already rent-burdened before the pandemic, spending more than 30 percent of their income on rent. Since the crisis hit, an additional 239,200 rental households are newly cost-burdened. The impact of job losses is especially dire for extremely low-income (that is, indigent) households. Among the more than 127,000 indigent renter households in California that have experienced a COVID-related job loss, two-thirds have lost more than half of their total household income. Ninety-three percent of these households were already housing cost-burdened before the pandemic. They now face the risk of house instability and homelessness. Altogether, between 4.1 million and 5.4 million California renters could be facing eviction. In a recent national survey of legal aid attorneys 91 percent reported that illegal evictions were occurring in their area.</p>
Project/Activities Key Goals and Deliverables	<p>The overarching goal of the project is to keep low-income tenants in their homes by preventing evictions and displacement, defending tenant rights, and expanding affordable housing. To achieve this goal we will engage in the following activities:</p> <ol style="list-style-type: none"> 1. Legal Analysis and Training: analyze 3-5 new legal protections, provide 10-20 trainings to renters, renter organizers, and other community-based organizations. 2. Landlord Monitoring and Litigation: Working with renter organizing groups, continue to monitor tenant complaints of landlords for identifying unfair landlord practices, with a goal of investigating 3-5 matters for potential litigation or other legal action. 3. Systemic Advocacy: Identify on-the-ground emerging legal needs of renters, evaluate successes and challenges in meeting those legal needs, and support and coordinate systemic advocacy response by renter organizing groups, legal advocates and others. Provide 6-10 consultations with renter, and community organizations annually.

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Public Counsel	
Project Name	Homelessness Prevention Law Project	Grant Period Three Years
Counties Served by this Project	Los Angeles	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Since 2011, Public Counsel has represented low-income litigants in unlawful detainer actions through Shriver Housing Project Los Angeles. Through Shriver, Public Counsel represents low-income households named as defendants in eviction cases filed at the Stanley Mosk Courthouse in Downtown Los Angeles. Additionally, since June 2018, Public Counsel has been a partner in the Preventing and Ending Homelessness Project (PEHP)—another program of which eviction defense is a major component. PEHP is supported by the 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.</p> <p>In 2019, Public Counsel received funding from the State Bar of California's Equal Access Fund Homelessness Prevention Fund to further expand our eviction defense programming. Finally, Public Counsel operates legal clinics at community-based partner organizations, including Toberman Neighborhood Center. Through these clinics, we primarily provide pre-eviction tenant counseling, internal referrals to our eviction defense programs for qualifying tenants, and external referrals where necessary.</p> <p>Through the work described above, our eviction defense team serves more than 400 individuals annually.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Public Counsel will use Homelessness Prevention Funds to sustain eviction defense services funded through our 2019-2021 EAF Homelessness Prevention formula grant, including community outreach, tenants' rights education, one-on-one counseling to eligible tenants with landlord-tenant disputes, and in-Court representation.</p> <p>1. Eviction Defense and Related Legal Services: The urban landscape of Los Angeles is dramatically changing. Even prior to the COVID-19 crisis, unprecedented levels of new investment had catalyzed real estate speculation. Skyrocketing housing costs have been generating displacement risks that threaten the economic and racial diversity of the region. Now more than ever, we have hundreds of thousands of people at risk of homelessness due to income loss, unemployment, and other financial hardships related to the COVID-19 pandemic. 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, and we only expect that number to dramatically rise in the wake of this crisis.</p> <p>We will use this funding to equip residents, tenant leaders, tenant organizers, and community-based coalitions with the tools, legal support, and policy strategies to advance a 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 amplifying tenant protection policies. We will provide advocacy, technical assistance, and education to incentivize the 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 affecting their communities.</p> <p>2. Benefits Advocacy 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.</p>	

	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. We will utilize these funds to include benefits advocacy services to clients at risk of housing instability. This will help low-income individuals obtain crucial benefits to which they are entitled, including food stamps, cash aid, and emergency housing vouchers. Obtaining these benefits can play a vital role in preventing chronic poverty and promoting stable housing.
Target Population	<p>The target population to be served will be individuals and families currently residing in Service Planning Areas 4 and 6. Neighborhoods served will include LA City, South LA, and Southeast LA. We will also serve individuals outside of these regions as needed and as capacity allows.</p> <p>The 2020 Greater Los Angeles Homeless Count reported over 4,300 individuals experiencing homelessness in SPAs 4 and 6. These SPAs also report a significant percentage of households who are rent burdened, meaning households spend more than 30% of their income on housing: 54% in SPA 4 and 62.7% in SPA 6. SPA 6 and SPA 4 have some of the highest percentages of households at less than 100% of the Federal Poverty Level: 33.6% and 24.3%, respectively.</p>
Project/Activities Key Goals and Deliverables	<p>The main objective of this work will be to keep families in stable housing and decrease displacement of vulnerable communities. This includes providing Know Your Rights Workshops to identify and empower tenant leaders and tenant organizers, as well as legal clinics to address the legal needs of the community. The project will also provide legal support to campaigns coordinated by community coalitions and community based organizations designed to amplify tenant voices and fight displacement from their communities. Tenant organizing activities often come with the risk of retaliatory actions by their landlord, and the project will provide direct legal services to those tenants affected by such conduct.</p> <p>Where a tenancy is at risk but no action has been filed by the landlord, we will offer pre-eviction services. These services include assisting tenants with addressing 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. In situations where 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.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Public Interest Law Project	
Project Name		Grant Period
Housing Not Homelessness		Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Currently we are involved in the following work to prevent evictions, increase available affordable housing to avoid evictions and prevent increased harm to those already unhoused with no place to go:</p> <ol style="list-style-type: none"> 1. Vannucci v. County of Sonoma - with CRLA this suit 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. The County and City have begun violating the order without offering alternative housing and despite the CDC order not to sweep encampments during the COVID crisis. (Preliminary Injunction uploaded) 2. Apartment Association of Los Angeles County v. City of Los Angeles-- with Public Counsel and Western Center we were successful in intervening our client the Alliance for Californians for Community Empowerment Action (ACCE) in this case where the apartment owners are challenging the constitutionality of the City's moratorium on evictions during the COVID-19 pandemic. (Intervention Order Uploaded) 3. Hastings College of the Law v. San Francisco-- with Bay Area Legal Aid and DRC, we represent Intervenors Hospitality House, the Coalition on Homelessness and Faithful Fools in this case where Hastings and local Tenderloin merchants are suing the City to clear the encampments of unhoused in the neighborhood. Our clients' presence in the case has enabled them to ensure that any removal of unhoused does not criminalize homelessness and includes an offer of a housing unit. (Intervention Order Uploaded.) 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The formula portion of the Homelessness Prevention Funds will be devoted to expanding and continuing the current state support work with QLSPs we have undertaken with the EAF Homeless Prevention Funds. Our focus will continue to be increasing affordable housing and the prevention of homelessness. Examples of this current work are listed in our answer to question 1. The project will have particular focus on enforcement of Housing Element Law, the protection of unhoused people, and the development and defense of COVID-19 eviction moratorium ordinances. The latter is in addition to the work anticipated at the inception of the EAF Homeless Prevention Grant. No funds will be diverted from our current work, and none will be allocated to administration.</p> <p>The current EAF Homeless Prevention Grant will be fully expended in June 2021. It funded approximately .5 FTE of a staff attorney with some legal assistance support. The formula portion of the new Homeless Prevention funds will be utilized to maintain and continue the current work with the addition of the eviction moratorium work beginning in the 2nd half of 2021 after the EAF Homeless Prevention funds are fully expended; however, the amount of the new Homeless Prevention funds will fund less than .4 FTE attorneys over the balance of the grant.</p> <p>Continued work will include specifically our litigation and advocacy in securing Housing Element Law compliance by local governments and the protection and prevention of arrest and removal of unhoused 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 prohibit criminalization of homelessness, preventing the use of anti-camping, trespassing, nuisance, and health and safety ordinances to arrest or harass unhoused 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</p>	

	<p>appropriate option.</p> <p>Additional work will include assisting QLSPs with the development and legal defense of state and local eviction moratoriums and other tenant protections during the economic downturn precipitated by COVID. The funds will allow us to devote additional staff time to this work in 2021 because of the overlap with the remaining EAF Homeless Prevention Grant. For 2022 and 2023 the funds will be used to assist in maintaining this level of work, but will need supplementing by other funding sources because the annualized amounts are below that of the levels funded by EAF Homeless Prevention monies. The possibility of increased staffing during the period of the grant, therefore, will likely depend on the level of receipt of court awarded public interest attorneys' fees or other grants.</p>
Target Population	<p>Target populations will be: 1) persons in lower income California communities who lack affordable housing and, therefore, fall under constant threat of homelessness; 2) households that have lost substantial income during the pandemic and, even if currently under the protection of an eviction moratorium, face imminent threat of homelessness; 3) persons who are unhoused and under threat of arrest and harassment without opportunity for adequate housing.</p> <p>The project will provide statewide support to QLSP's in the areas described above. Generally, all efforts will serve the income levels specified in the IOLTA statute and guidelines because the programs we will support will be operating under the same guidelines and some also under the federal Legal Services Corporation income guidelines. Because we act in a support role, the demographics of the clients served will ultimately be based on the choices of the QLSPs assisted. However, in the context of our proposal to to continue and increase our support work under the EAF Homeless Prevention grant, we know that a disproportionate portion of the clients served will be persons of color. So too, unfortunately even greater disproportionality pervades those already unhoused.</p> <p>Activities (described below) the project will support will be in southern, northern, and rural California.</p>
Project/Activities Key Goals and Deliverables	<p>Project Activities:</p> <ol style="list-style-type: none"> 1) Litigation and advocacy enforcing California's Housing Element Law in the areas requiring communities to zone sufficient sites to accommodate the regional need for emergency shelters for unhoused persons, supportive housing and housing affordable to extremely low income persons. 2) Litigation and advocacy to prevent the sweeping of encampments of unhoused during the COVID pandemic or without first providing each unhoused person with adequate housing and adequate notice. 3) Litigation and advocacy to defend and increase moratoria or restrictions on evictions during the protracted downturn of the economy. <p>Project Goals and Deliverables:</p> <ol style="list-style-type: none"> 1) Complete existing advocacy and litigation in each Activity, hopefully completing each within the first year of the grant. 2) Begin one new advocacy or litigation effort with QLSPs in each of the three activity areas, by the end of the grant's first year. 3) Ensure activities are supported in the southern, northern and rural parts of the state. 4) Complete the new advocacy or litigation activities by the end of the third year of the grant. 5) Develop a plan to continue the work after the grant, including a plan for continued funding of the activities. 6) Provide assisted QLSPs with the necessary training in each of the activity areas

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Public Law Center	
Project Name	Orange County Homelessness Prevention Project	Grant Period
		Three Years
Counties Served by this Project	Orange	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>PLC 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. Specifically, we do the following:</p> <ol style="list-style-type: none"> 1. We assist low income residents of the City of Santa Ana, through a U.S. HUD Community Development Block Grant with a wide array of eviction defense related services. 2. With our existing EAF Homelessness Prevention Grant, we have expanded the eviction defense work we previously conducted only in Santa Ana to other parts of Orange County. We have placed particular emphasis on two historically underserved communities. One is the Vietnamese community, primarily located in Westminster and Garden Grove and the largest community of Vietnamese persons in the world outside Vietnam. The second is the southern portion of Orange County, where there has historically been little in the way of social or legal services for low-income persons. 3. With our existing Bank Settlement Grant, we advocate before and, when necessary, litigate against local jurisdictions which are not living up to their affordable housing obligations under State law. 4. We handle mobile home matters on behalf of low-income park residents facing loss of their affordable housing due to various actions and practices of mobile home park owners and/or operators. 5. As part of our veterans' unit, we assist low-income veterans with their housing related problems. 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>We plan to use the Homelessness Prevention Fund formula grant monies to do the following:</p> <ol style="list-style-type: none"> 1. Address the impending deluge of eviction cases expected in 2021 as the result of the COVID 19 pandemic and the expiration of the limited protections provided to tenants by AB 3088. Because we anticipate that early in the three year grant term, at a minimum, we will still be providing many of our services remotely we will develop in conjunction with CommunityLegalAidSoCal (CLASoCal) a virtual clinic which will be offered by PLC weekly. The prime purpose of the clinic will be to provide services to clients not served by CLASoCal either because of capacity or LSC restrictions on serving undocumented persons. 2. Continue the expansion of our existing eviction defense and other tenant defense assistance, begun with our EAF Homelessness Prevention Funding (EAFHP), 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 had previously served. Before our current EAFHP expansion, our landlord/tenant work was limited to residents of the City of Santa Ana, thanks to CDBG funding we have received from the City for the past 6 years. The Homelessness Prevention Fund dollars will allow us to maintain that expanded work to benefiting low-income Orange County residents who are not residents of the City of Santa Ana which would otherwise end in June 2020 when our EAFHP grant expires. 3. Continue the expansion of our existing work which began with EAFHP 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. 4. Maintain our existing staffing on veteran related housing issues. In September 2019 we lost our main dedicated source of veterans funding – an Equal Justice Works AmeriCorps grant which allowed us to have one legal fellow (Equal Justice Works ended the program). We used our EAFHP grant to maintain our second staff attorney in our veterans unit but have no other source of funding for that position past June 2021. 5. To continue the expansion which we began with our EAFHP grant, we will continue to employ the staff attorney and paralegal we hired for our Housing and Homelessness Unit whose EAFHP funding expires in June 2021 and for whom we have no other source of funding. We will also maintain our second staff attorney in our veterans unit to focus on housing related work, a position we also were 	

	able to maintain thanks to our EAFHP funding. Finally, we will use the formula grant monies to hire a staff attorney to work on benefits related matters to bolster our other efforts to help prevent our clients from becoming homeless by ensuring those clients receive government benefits to which they are entitled.
Target Population	<p>PLC will serve low income individuals facing eviction due to COVID 19 related income losses and who received the limited protections provided by AB 3088 through the end of 2020.</p> <p>In South Orange County, PLC seeks to serve low-income individuals and families that are often overlooked due to the area's reputation as an affluent residential community and the lack of public transportation to the central portion of the County, where most nonprofit and government services are located. We anticipate a large percentage of the clients in South Orange County will be Limited English Proficient Spanish speakers. We also seek to provide local services to a population that is already fearful of the current political/policy environment, particularly with regards to immigration. In Little Saigon, PLC seeks to serve low-income tenants from within the 189,000 Vietnamese Americans-strong community. There are over 200,000 Vietnamese Americans in Orange County, so PLC also anticipates serving Vietnamese Americans living in other parts of Orange County. Based on our experience in the community, we believe a Vietnamese American staff member is the best way to connect with the tenants on homelessness prevention issues.</p> <p>With respect to mobile home tenants, there are 203 mobile home parks in Orange County containing nearly 28,000 mobile home spaces. Most of those individuals residing in mobile home parks in Orange County are income eligible.</p> <p>Finally, because PLC does not receive LSC funding, PLC will also be able to serve low-income tenants regardless of their immigration or citizenship status.</p>
Project/Activities Key Goals and Deliverables	<ol style="list-style-type: none"> 1. We plan to serve 180 low-income individuals through our virtual legal clinics in year 1 of the grant period and 240 low income individuals per year in years 2 and 3 of the grant period for a total of 660 low-income individuals served. Many of these clients will face evictions related to COVID 19 following the expiration of the limited protections provided by AB 3088, but we will also serve other eviction clients through those clinics. The virtual legal clinics will be held weekly beginning in Year 1, Quarter 2 of the grant period. We plan to hold 36 clinics in Year 1 of the grant period and 48 clinics each year in Years 2 and 3 of the grant period for a total of 132 clinics. 2. We plan to serve 60 low-income individuals who reside in South Orange County per year in each year of the grant period for a total of 180 low-income individuals. 3. We plan to serve 30 low income Vietnamese individuals per year for a total of 90 low income Vietnamese individuals. 4. We plan to serve 30 low-income mobile home residents per year for a total of 90 low income mobile home residents. 5. We plan to serve 30 veterans at risk of homelessness per year for a total of 90 at risk veterans. <p>We note that some clients may fall into more than one of these categories.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Riverside Legal Aid	
Project Name	Riverside County Homelessness Prevention 2021	Grant Period
		Three Years
Counties Served by this Project	Riverside	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Riverside Legal Aid provides current legal services for eviction defense and other assistance in landlord-tenant rental disputes. All incoming calls are screened to see if they are within our service area and in fact present landlord-tenant problems that could eventually lead to eviction or other loss of housing. All these individuals are screened for eligibility and referred to one of the staff attorneys, our homelessness prevention contract attorney or to an experienced volunteer. All necessary legal services are performed for that client, including advice regarding future actions the tenant should take to ameliorate the dispute, negotiation directly with the landlord if appropriate, answer to summons and complaint, litigation, interrogatories, depositions, trial and other court appearances and post trial negotiation if possible and necessary. The attorneys also attend regular meetings with other professionals involved in homelessness prevention, such as adult protective services, social workers and homelessness prevention organizations. The attorneys also provide training to these same organizations on tenants rights and responsibilities. Zoom and other presentations are being done with tenants, along with question and answer sessions. We are also instrumental in publicizing our services to various media outlets, including Galavision and CalMatters. Articles about our cases have been written in these publications. Our homelessness unit is definitely one of our most active endeavors at this time.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>We hope to retain the services of all of the attorneys who currently work on the above project to continue to reach out into more and more areas where our effect in the community can be felt. New and different projects are always being presented to us. Covid 19 has of course provided more activity in this area. We are expecting a crush of new eviction clients as the landlords ramp up their efforts and moratoriums begin to wane. We hope to continue to help stem the tide of rising homelessness in future activities.</p>	
Target Population	<p>The target population is the indigent population of Riverside County. Virtually all indigent residents are renters and many are subjected to abhorrent rental conditions by the abundance of slumlords in Riverside County. Additionally, the other legal aid organizations are limited in their demographic by the limitations of their funding. For example CRLA in the Coachella Valley cannot serve non-documented people in eviction defense and therefore RLA must take on all these cases. RLA has always faithfully served the immigrant community in all parts of Riverside County without any discrimination whatsoever in services. All locations have Spanish speaking employees who can translate. Some of our attorneys and paralegals are Spanish speaking. This community is among the most underserved in the entire country.</p>	
Project/Activities Key Goals and Deliverables	<ol style="list-style-type: none"> 1. Timely response to all Summons and Complaints 100% of appropriate cases 2. Strategic advice to tenants 3. Negotiations with landlords and settlements, 80% of litigated cases 4. Meetings and strategy with community representatives and leaders 3-4 times per month 5. Presentations to community representatives about landlord tenant law 3-4 times per year 6. Know your rights Zoom or other media meetings and classes, as needed. More frequently now during the pandemic. 7. More partnerships with community organizations engaged in homelessness prevention. At least 2 per year. 8. Identifying new trends in evictions and landlord tenant problems and attempting to address issues en masse in addition to individually 9. Identifying issues that should be publicized and contacting media for this purpose 10. Track the major slumlords in the county and develop a system for identifying common issues to better serve individual clients. 	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	San Diego Volunteer Lawyer Program	
Project Name	Tenants' Rights Project - Formula Grant	Grant Period
		Three Years
Counties Served by this Project	San Diego	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>SDVLP operates two programs providing assistance in landlord-tenant disputes.</p> <p>Since 2008, SDVLP has operated an Unlawful Detainer Clinic, located at the Vista Courthouse in North San Diego County, providing legal information to litigants in landlord-tenant disputes. In this clinic, self-represented litigants receive assistance with completing court forms. No legal advice or representation is provided.</p> <p>In 2019, SDVLP received State Bar of California EAF Homelessness Prevention Funding to open our Tenants' Rights Program. In this program, SDVLP provides legal advice and assistance to tenants in landlord-tenant disputes.</p> <p>We provide limited representation to tenants seeking 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." The Tenants' Rights Project is staffed by a part-time staff attorney and a part-time legal assistant. The funding for this program and these positions will end in June 2021.</p> <p>Additionally, SDVLP recruits pro bono attorneys to assist the project, providing limited scope representation, giving presentations, and providing legal consultations.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>SDVLP proposes to use the formula grant to continue funding the part-time staff attorney with the project beginning July 2021 through 2023, and to fund a full-time assistant for a portion of 2021. Renters are currently experiencing considerable confusion about their rights and obligations given state and San Diego County's complicated housing laws. When the various eviction moratoria and limited protections by the CDC expire, San Diego will face an avalanche of unlawful detainers. SDVLP will provide advice and limited assistance with answering complaints for low-income tenants. We expect many of the tenants seeking assistance will not be able to pay their rent due to COVID-19 related reasons, and many will be undocumented. SDVLP will incorporate its volunteers in delivering these services.</p> <p>These proposed services using this formula grant will not supplant existing resources and will be used to provide services to tenants not otherwise currently served. In San Diego County, programs providing legal advice and representation for low-income tenants in San Diego County are grossly insufficient. The lack of resources and protections are very problematic and closely linked to our regional homelessness crisis. The Tenants' Rights Project will help to begin to fill this void in services.</p>	
Target Population	<p>SDVLP's target population includes the most vulnerable members of our county – low-income tenants, including undocumented tenants, who face evictions, homelessness, substandard housing conditions and more, residing in any part of San Diego County, and who are unrepresented.</p> <p>San Diego County is the 2nd most populous county in the state of California and covers an area of 4526 square miles, making it larger than the combined states of Delaware and Rhode Island. According to the U.S. Census Bureau, in 2019, San Diego County had an estimated population of 3,338,330. Approximately 34% of San Diego County's population is Hispanic, 5% is black, 45% is White, and 12% is Asian/Pacific Islander. Among our city's refugee and immigrant communities, housing issues are amplified by a lack of available resources and language barriers.</p> <p>It was estimated in 2019 that 11% of the population lived in poverty. In July 2019, the unemployment rate in San Diego County was 3.6%. As of July 2020, the unemployment rate in San Diego County was 12.3%, according to the State of CA, EDD, but is likely much higher. The housing challenges under normal conditions for our county have been greatly exacerbated by employment</p>	

	<p>and income loss due to the COVID-19 pandemic.</p> <p>A conservative estimate would be that at least half of San Diego County low-income households will need legal assistance to stay in their homes during the pandemic utilizing the existing protections, when the eviction moratoria and CDC protections end, and when unlawful detainer proceedings resume fully in court.</p>
Project/Activities Key Goals and Deliverables	<p>The staff attorney will be responsible for opening 15 cases per month for qualified tenants. It is expected that some clients will be provided with advice only, and some will receive limited services and/or direct representation.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	San Luis Obispo Legal Assistance Foundation	
Project Name	Housing Program	Grant Period
		Three Years
Counties Served by this Project	San Luis Obispo	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>With the first Homelessness Prevention Grant received in 2019, San Luis Obispo Legal Assistance Foundation (SLOLAF) was able to expand our eviction defense and rental assistance work, which had previously only been available to seniors through our Senior Legal Services Program. Through our general Housing Program, we currently provide free legal assistance to indigent tenants who are facing eviction or who need assistance with other serious disputes with their landlord such as habitability issues, requests for reasonable accommodations or unlawful rent increases. Our services range from advice and counsel to full representation depending on our capacity, the needs of the client, and our assessment of the case. Our Housing Program is also handling one large mass tort breach of habitability lawsuit (with private co-counsel) against a slumlord filed on behalf of over 100 indigent tenants.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Homelessness Prevention Grant will be used to continue our eviction defense and rental assistance work expansion described above. We will provide free legal assistance to indigent tenants who are facing eviction or who need assistance with other serious disputes with their landlord such as habitability issues, requests for reasonable accommodations or unlawful rent increases. These services will include advice and counsel as to renter's rights, community outreach and presentations on renters' rights, negotiation assistance with landlords, and eviction defense. We will also assist tenants with concerns regarding habitability, fair housing and reasonable accommodations.</p> <p>These funds will not supplant other funding. Without this grant, our Housing Program will be under-funded, as funding from the previous Homelessness Prevention Grant will be fully expended by 12/31/20. Based on our funding commitments for 2021, we will run out of all other general housing funding by end of first quarter of each year. This would result in us potentially needing to stop or significantly reduce program services in the second quarter of each year due to lack of funding. The Homelessness Prevention Grant will fill that gap and provide the funding we need for this portion of the year.</p>	
Target Population	<p>All renters residing in San Luis Obispo (SLO) County who meet the "indigent" eligibility requirements set by California Business & Professions Code Section 6213(d) will be eligible for services (assuming no conflict of interest). The County is spread out with "north county" residents being served by Paso Robles Superior Court and the rest of the County by the courthouse in San Luis Obispo. Nearly 17% of County's population is 65 or older compared to 13% statewide. Approximately 40% of the county residents are renters and nearly 15% of the population lives in poverty. 20% of Latino families are below the poverty level. SLO County is the 8th most expensive housing market in the country. In the City of SLO, nearly half of renters pay 30% or more of their income for housing. According to a report from The Community Foundation San Luis Obispo County, "the excessively high cost of housing has many economic, social and environmental consequences. The amount that families spend on housing affects their abilities to feed their families, provide child care and pay for medical care." These families are not able to pay legal fees when faced with an eviction. SLOLAF and CRLA are the only legal service providers in SLO County providing free eviction defense assistance.</p>	
Project/Activities Key Goals and Deliverables	<p>Based on statistics from each month in 2020 so far, we anticipate serving 15-20 indigent clients per month through our general housing program. Because this EAF HP funding will be providing funding for the second quarter of each calendar year (the last quarter of our fiscal year), when other funding has been completely expended, we anticipate a total of 45-60 indigent clients being served each year through this funding. These numbers could potentially increase when we are not in a pandemic situation in future years.</p> <p>The program's key goals are to assist these tenants in their housing issues to provide the best outcome possible, whether that be staying in their existing housing, prolonging the time they can stay in their existing housing until new housing is found, preventing unlawful rent increases, or assisting with habitability issues, accessibility issues and other landlord/tenant conflicts.</p>	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Santa Clara County Asian Law Alliance	
Project Name	Homeless Prevention	Grant Period
		Three Years
Counties Served by this Project	Santa Clara	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Our current eviction defense and other tenant defense assistance in landlord tenant disputes includes 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. With our current LSTF-HP funding we have expanded to other cities in Santa Clara county, including the cities of Santa Clara, Sunnyvale, Mt. View, Cupertino, Campbell, Milpitas, Palo Alto, Morgan Hill and Gilroy. Our representation, advice/consultation to insure receipt of benefits to improve housing stability and homeless prevention are also focused on San Jose residents. With our current LSTF-HP funding, these services have been expanded to the cities listed above as well.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	Tenant defense assistance will include pre-eviction and eviction legal services, counseling, advice and consultation, 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 in the cities of Santa Clara, Sunnyvale, Cupertino, Campbell, Mt. View, Milpitas, Palo Alto, Morgan Hill and Gilroy. While the principal recipients for assistance under this project will be indigent clients, other "non-indigent" clients will also be assisted.	
Target Population	We will focus on indigent limited English speaking immigrants/refugees, elderly and disabled. These populations are of particular need because they have limited access to the legal system and in many cases have limited knowledge of the legal system. According to the 2005-2009 American Community Survey (ACS) of the U.S. Census, 49.6 % of the population of Santa Clara County speak a language other than English at home. The 2010 Census reported that 577,584 Asian and Pacific Islanders reside in Santa Clara County. According to the Migration Policy Institute, the number of undocumented immigrants residing in Santa Clara County totals 118,000. Of this total, 35% are at or below 149% of the poverty level. 21% of the total are from India, China, the Philippines and Vietnam and 60% are from Mexico.	
Project/Activities Key Goals and Deliverables	Legal representation/legal consultations in tenant defense services; Legal representation/legal consultations to ensure eligibility for public benefits to combat homelessness; community education presentations in tenant defense services, community education on public benefits	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Senior Adults Legal Assistance	
Project Name	Homeless Prevention Project 2021-2023	Grant Period
		Three Years
Counties Served by this Project	Santa Clara	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Founded in 1973, SALA provides free legal services to Santa Clara County residents 60 or older consistent with the mandate of Title III of the Older Americans Act. SALA is also a 2020 IOLTA-funded program.</p> <p>Since SALA's inception we have provided free legal assistance in the area of Housing Law (including eviction defense or other tenant defense assistance) 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, mediation, negotiation, renter education, and representation. SALA also has a long history of providing 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.</p> <p>Due to limited resources and reductions of funding, in past years SALA has not been able to fully serve many of the elderly renters that have requested our legal assistance with landlord-tenant problems or disputes. Fortunately, SALA is a current recipient of an EAF Homeless Prevention Formula Grant. With these funds, SALA has been able to expand and/or enhance our efforts described above in eviction defense or other tenant defense in landlord-tenant disputes. We anticipate we will serve at least 32 elderly renters that otherwise would not be served by the end of our current grant. SALA is applying for a 2021-2023 Homeless Prevention Formula Grant to continue these efforts.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>If 2021-2023 Homeless Prevention Formula funding is awarded, SALA will provide expanded and/or enhanced eviction defense or other tenant defense legal assistance to our target population (renters/tenants 60 or older in Santa Clara County) with landlord-tenant problems or disputes including but not limited to pre-eviction or eviction legal services, counseling, advice and consultation, brief service, pro-per assistance, mediation, negotiation, renter education, and representation. If allowable under grant guidelines, this assistance would also include seniors residing in assisted living/residential care facilities (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/or enhanced legal services to clients 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.</p> <p>More specifically, SALA proposes to provide an expanded and/or enhanced scope of legal assistance as described above to seniors at risk of eviction or displacement in areas including, but not limited to, the following:</p> <ul style="list-style-type: none"> • legal rights and protections available to them as renters/tenants to prevent unlawful evictions, including protections under any eviction moratoriums); • 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 assisted living/residential care or skilled nursing facilities (if allowable under this 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 	

	<ul style="list-style-type: none"> • 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 <p>Homeless Prevention Formula funding in 2021-2023 would be used to support SALA attorneys or support staff delivering enhanced and/or expanded eviction defense or other tenant defense assistance services. This funding would not supplant or replace existing funding because we continue to face a deficit created by the loss of \$52,000+ annually in an ongoing grant from the City of San Jose. We also anticipate funding reductions from the County, in 2021 and beyond, due to County budget deficits created by COVID 19. This new funding will also be spent after our current EAF Homeless Prevention grant funds are exhausted. Basically, Homeless Prevention funding for 2021-2023 will help SALA maintain the highest level of staffing possible, while also supporting the enhanced and/or expanded services described herein to senior tenants/renters.</p>
Target Population	<p>Per Title III of the Older Americans Act, SALA's legal services are targeted to senior adults (60 or older) residing throughout all of Santa Clara County that are low income and/or at risk of abuse, isolation, displacement, or loss of independence. For this project, the target population will further target seniors 60 or older (1) renting apartments, homes, or rooms in other person's 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, assisted living/residential care, or skilled nursing facilities (if allowable under grant guidelines), or (5) any other senior adults that are renters/tenants that are vulnerable to displacement or are facing eviction.</p> <p>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 Business and Professions Code 6213(d), individuals that qualify for Title III legal services are presumed to be indigent.</p> <p>Demographics for the total countywide clients that received legal services from SALA in Calendar Year 2019 indicate approximately 80% were very low income per HUD guidelines, 48% were age 75/+, 43% were frail/disabled, 23% lived alone, and 48% identified as minority elders. We expect similar demographics for clients served by this grant. These demographics place our target clientele at greater risk of displacement, isolation, or institutionalization, making them in particular need of the services proposed.</p>
Project/Activities Key Goals and Deliverables	<p>The overarching goal of our legal work in Housing Law and for this grant 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.</p> <p>With respect to measurable service goals (client outputs), for the projected minimum grant of \$50,000 covering a period of three years we estimate we can provide direct legal assistance to a cumulative total of at least 36 unduplicated elders over three years (or 12 clients annually) who are tenants/renters with landlord-tenant disputes, as documented by data from intake forms. However, with an estimated pro-rated grant of \$16,667 annually for each of 3 years, it may not be feasible to provide representation in court trials in Unlawful Detainer matters. We also note that the number of clients above is an estimate which may be revised after our funding amount is finalized and our budget and final staffing plan is submitted.</p> <p>With respect to client outcomes, we will use the following outcome measure that is currently in use for our EAF Homeless Prevention project: Of the clients whose cases were closed during each year of the grant period, 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.</p>

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HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Senior Advocacy Network	
Project Name		Grant Period
Stanislaus Senior Home Share		Three Years
Counties Served by this Project	Stanislaus	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Senior Advocacy Network (SAN) currently provides legal representation for unlawful detainer (UD) cases which includes pre-trial negotiations/settlements and trials. SAN also engages in pre-UD negotiations with landlords to assist clients in obtaining new housing or finding one-time cash assistance to enable clients to catch up on back rent.</p> <p>The other program component is to provide eviction prevention workshops at senior citizen centers, senior apartment and mobile home complexes. SAN staff answers questions and provides information to complex residents to prevent seniors from being evicted for failure to follow the rules and regulations of the complex.</p> <p>SAN staff also provides informational presentations to Veterans' and Disabled Persons' groups to inform them of SAN services offered to Veterans and Disabled Persons. Unfortunately, SAN has not been able to provide all of the presentations originally planned because of Covid-19.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>This grant will not supplant existing resources because SAN will provide a new service that is critically needed in Stanislaus County. Currently seniors wait eighteen months to two years for senior housing in Stanislaus County. To be considered for an available apartment, the senior must be on the waiting list, with a completed application on file with the housing complex. Clients seeking Section 8 housing must complete a lengthy, time consuming eligibility application and need assistance with these applications. They cannot just complete one application, photocopy it and drop it off at each housing complex since each complex has its own application.</p> <p>No organizations in Stanislaus County provide housing application services to seniors. Most seniors might complete one application then become overwhelmed at completing additional applications. Many applications request additional documents such as references and credit checks. Frequently the seniors don't follow through, the application is left unfinished and they never get on any wait list for housing.</p> <p>SAN staff has learned from current experience with eviction defense cases that most seniors facing eviction "freeze" once they receive their eviction notice. They don't know what to do, who to call or how to find a new place to live. In many instances, they don't contact SAN until the day before their UD court hearing. This is not unique to SAN. In discussions with other organizations in our County such as Project Sentinel, waiting to the last day is quite common, especially with seniors who have been living in one place for many years and now have to move. Had they started looking for new housing when they first received their notice they likely would have avoided the UD, the eviction and possible homelessness altogether because there would have been time to reach out to other homeless or senior organizations that may have provide assistance including SAN.</p> <p>In addition to providing application services to seniors facing eviction, the service will also be provided to seniors who may not be facing eviction currently, but need to find new housing because their rent is being increased or the landlord has decided to sell their unit or they have a loss of income and can't afford their rent or other scenarios in which they seek new housing. By starting the process early, it may help prevent an eviction if the client makes the effort to apply for new housing.</p> <p>SAN works closely with several attorneys who do 90% of all evictions in Stanislaus County. These attorneys have agreed to provide SAN's informational flyer to seniors who are being evicted within the eviction packet so they will know there is an agency that may help them find housing. Information about the application assistance service will be provided to Senior Centers, housing centers, the Area Agency on Aging Senior Hot Line to name a few, to inform seniors about the service.</p>	
Target Population	<p>SAN will serve Senior Citizens who reside in Stanislaus County. The age range is 60 years and older. The income level of most of those served is below poverty level to low-mid income. Senior Citizens are in particular need of these services because many of them are not able to complete the lengthy</p>	

	<p>rental applications or if they do, they do not follow up with providing references and documents required by the application. Others who do not speak English, have difficulty reading, writing and understanding English and we will be able to navigate them through the application process. Senior Citizens in Stanislaus County are particularly in need of the services we will provide because they may not be able to read or write in English or even their native language, do not know how to complete the application and are not aware of the resources for seniors in the community. SAN staff is bilingual in Spanish and we also have an interpreter service we use for our clients. From October 1, 2019 to date, over 244 unduplicated senior citizens used homelessness services in our county. The ages ranged from 60 to 94 years old. Seniors are the most vulnerable population, many living on less than \$900 per month, take medications, have no transportation or family. Assisting them in the process to secure housing is one of the ways we can prevent homelessness to this population.</p>
Project/Activities Key Goals and Deliverables	<ol style="list-style-type: none"> 1. Application Specialist to contact 38 senior complexes for copies of their rental application. 2. Meet with 25 clients per quarter 3. Complete application a minimum of 15 applications per quarter 4. Provide list of documents to be returned by client 5. At least 15 Clients return with required documents 6. At least 15 application sent/delivered to apartment complex. 7. Make at least 1 additional appointments with client to complete application for additional complexes 8. Follow up with client at least once per quarter until housing has been obtained.

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PROJECT PROFILE**

Organization Name	Senior Citizens Legal Services	
Project Name	Homelessness Prevention Services	Grant Period
		Three Years
Counties Served by this Project	San Benito, Santa Cruz	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Senior Citizens Legal Services ("SCLS") has been serving Santa Cruz and San Benito County Seniors for 48 years. 30% of our clients have problems related directly to housing issues. SCLS is a 4 -staff (2 attorney, paralegal and front office staff) non-profit law firm serving seniors in Santa Cruz and San Benito Counties.</p> <p>Our representation targets seniors with direct no-cost Unlawful Detainer and related legal representation in fair housing, tenant and home ownership housing problems.</p> <p>Our legal representation results in seniors being able to avoid homelessness and maintain independence in safe, clean and stable living situations. SCLS excels in efficiently using resources to serve the maximum number of clients possible to maintain seniors' financial, physical and legal independence.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>These new funds will increase our attorneys' ability to address expanded Unlawful Detainer defense services for Santa Cruz and San Benito County seniors. With the Covid-19 pandemic and now the horrific wildfires which devastated and destroyed 86,509 acres of land and 1,490 structures, we certainly expect a surge of housing related problems. Of the structures burned, nearly 1,000 were single family residences. An estimated 7,647 structures remain threatened by the flames in Santa Cruz and San Mateo counties.</p> <p>SCLS services to seniors will include eviction defense, substandard housing, code enforcement. utilities, disreputable home repair and Landlords attempting to sidestep the State AB §1482 Just Cause Eviction protections.</p> <p>Past experience with our tenant clients includes mistreatment - including senior physical/financial abuse as well as myriad of other legal issues inherent in low-income-senior tenant disputes.</p> <p>In addition to the mainstay Unlawful Detainer - answers, writs for Stay of Execution, etc.-- these funds will allow us to hone our skills in the more intricate activities including jury trials and motions to set aside if needed.</p> <p>These expanded legal services will also help lessen the physical and mental stressors experienced by seniors in subsidized neighborhood housing complexes. These services will allow our clients to avoid homelessness and remain in their homes as functioning, productive community members.</p> <p>Senior Citizens Legal Services has survived for 48 years on a shoestring budget, carefully managing resources and leveraging funds obtained. Currently our budget only allows for one full time and one part time attorney in addition to our executive directing attorney. Our grant for that essential one part-time attorney sunsets in April 2021. This formula grant will not therefor supplant existing services and instead will preserve crucial services which would otherwise be lost.</p>	
Target Population	<p>Senior Citizens Legal Services provides representation to all Santa Cruz and San Benito County seniors 60+ years of age. We reach not only seniors in the more populated areas of the City of Santa Cruz, but into the most rural areas of the San Benito County. 30% of our clients are also mono-lingual Spanish and native language speakers. Our clients live on mostly fixed incomes consisting entirely of social security-type pensions or assistance (\$900-\$1,200/month), placing them in the Extremely Low and Very Low income affordability categories. Given their income, seniors who rent many times are relegated to poorer-maintained rental units and also can be at the mercy of unscrupulous contractors or other service providers. Our lengthy experience bears out this fact showing the number of renters with housing problems such as over-payment of rent or lack of complete, safe facilities. SCLS assists these clients faced with legal problems stemming from substandard housing repairs, substandard living conditions, and other legal problems which threaten a senior's ability to maintain their independence in their homes.</p>	
Project/Activities Key Goals and Deliverables	<p>No-Cost Legal Representation for Santa Cruz and San Benito Counties seniors is the goal. Grant funds will provide no-cost legal representation to under-served, elderly, low-income residents in public & private housing, homelessness prevention, civil law, administrative law proceedings and court representation, and to provide vital community information to seniors on preventing abuse, avoiding scams and accessing affordable housing and earned benefits.</p> <p>The monthly caseload statistics are compiled and submitted to the Santa Cruz County Area Agency on Aging. SCLS Executive Director, Tanya Harmony Ridino, is responsible for monitoring program goals and achievements.</p>	

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	USD School of Law Legal Clinics	
Project Name		Grant Period
Veterans Legal Clinic - Helping Homeless Veterans		Three Years
Counties Served by this Project	San Diego	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The Veterans Legal Clinic 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 primarily through two services:</p> <p>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 for veterans.</p> <p>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.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>If fortunate enough to receive funding from the HP Fund, the Veterans Legal Clinic will utilize the funding to continue our efforts at assisting low-income veterans that are renters/tenants 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.</p> <p>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 near-homeless veterans to educate them on potential veterans' benefits they may be eligible to receive and use towards housing.</p> <p>The proposed services using the formula grant will not supplant existing resources because the existing funding for the Veterans Legal Clinic Fellow from the EAF Homelessness Prevention grant will be exhausted well before June 2021 and the Fellow position will need to be terminated at that time due to a lack of funding.</p> <p>The Veterans Legal Clinic will continue to provide 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 primarily through the following services:</p> <p>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.</p> <p>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</p>	

	<p>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.</p> <p>3) Research and identify possible veteran serving partner organizations for client referrals and to conduct "know your rights" presentations related to veterans' benefits eligibility in order to secure income for low income veterans to improve housing stability.</p>
Target Population	<p>This project will only serve low-income, indigent, and potentially homeless veterans that are renters/tenants in San Diego County. The Veterans Legal Clinic provides free legal services to low-income veterans and military families primarily focused on veterans living in San Diego County. The County is home to more than 245,000 veterans and the largest concentration of Navy and Marine Corps personnel in the world. The County has the third largest veteran population in the United States and the largest concentration of Post 9/11 era veterans in the nation. Demographically, Post 9/11 veterans are younger, more racially and ethnically diverse and more likely to be women than the overall population of veterans.</p>
Project/Activities Key Goals and Deliverables	<p>1) The Veterans Legal Clinic will represent low-income, indigent, and potentially homeless veterans that are renters/tenants in San Diego County appeal 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.</p> <p>2) The Veterans Legal Clinic will also represent veterans seeking to correct the characterization of their military discharge.</p> <p>3) Research and identify possible veteran serving partner organizations for client referrals and to conduct "know your rights" presentations related to veterans' benefits eligibility in order to secure income for low income, indigent, and potentially homeless veterans that are renters/tenants.</p> <p>4) Provide direct legal representation to low-income, indigent, and potentially homeless veterans that are renters/tenants in San Diego County.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Veterans Legal Institute	
Project Name	EAF Homelessness Prevention for Veterans	Grant Period
		Three Years
Counties Served by this Project	Los Angeles, Orange, Riverside, San Bernardino	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Throughout the COVID pandemic, Veterans Legal Institute has continued to provide free legal services without interruption by going virtual and remaining in close communication with its partner agencies, Courts, governmental agencies, and the Veteran community. 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, 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. VLI has a long term relationship with the 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.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Proposed legal services for eviction defense or other tenant defense will include, but is not limited to, 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.</p> <p>This project will continue to expand services provided to prevent Veteran homelessness. Within the past year, Veterans Legal Institute has expanded to be co-located at the OC Goodwill Tierney Center for Veterans Services in Tustin, CA, and hosting monthly clinics at the Veterans Service Offices in San Bernardino and Riverside where indigent and low-income Veterans are severely lacking free legal services that are military specific. VLI is planning on another expansion with holding office space at Jamboree Housing's Heroes Landing at the Veterans Village in Santa Ana, CA. Heroes Landing is designed for 70+ low income Veteran units that will serve as hub of wrap around services for the residents and the underserved Veterans in the community.</p> <p>This EAF Homelessness Prevention for Veterans funding is critical for our underserved Southern California Veterans. As a result of COVID, they are at greater risk of homelessness and suicide, especially those who may be confused and anxious as a result of their invisible wounds of war or who are older and are victims of unscrupulous business practices. Because of the pandemic, Orange County Courts were closed and now have over 36,000 pending cases. The National Archives were closed and are delayed in phased re-openings. This limits a Veteran's access to necessary records to connect them to critical benefits to keep them safely housed. The Veterans Benefits Administration is flooded with over 40,000 calls a day from Veterans about how to connect to benefits, making having access to a legal advocate more critical than ever.</p> <p>These proposed program services will not supplant existing resources. This funding will replace the sun-setting 2019 EAF HP Homelessness Prevention grant which had replaced funds lost from the shut down of the Equal Justice Works AmeriCorps Veteran Legal Corps. This was a highly competitive program whereby VLI received a Legal Fellow for three years who worked closely with the Volunteers of America Los Angeles staff to prevent Veteran homelessness. Also because of COVID, VLI is projecting a 30% decrease in donations and sponsorships.</p>	
Target Population	<p>Funding will serve 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 of all ages (early 20s to older Veterans). This will include 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 (those who are exiting military service) and Veterans who are struggling to re-establish their civilian lives in a region where cost of living is among the highest in the nation. A recent survey of female Veterans in California Community Colleges showed housing is one of the largest needs for this population, especially for</p>	

	those who may have been the victims of military sexual trauma.
Project/Activities Key Goals and Deliverables	<p>The key goals of the EAF Homelessness Prevention for Veterans program are:</p> <ol style="list-style-type: none"> 1) to greatly reduce Veteran homelessness, and 2) to increase access to justice by overcoming challenges due to communication, transportation, and compounding issues from the pandemic. <p>Key deliverables over the course of a three (3) year grant term:</p> <ol style="list-style-type: none"> 1) provide free legal services in housing issues for up to 300 indigent Veterans (up to 100 indigent Veterans per year) 2) educate and train up to eighteen (18) law students and/or attorneys in veteran-specific housing issues, advocacy, and provisions of legal services (up to six (6) law students and/or attorneys per year) 3) provide at least twelve (12) trainings to different local organizations regarding military law and veteran-specific legal issues affecting stable housing, including local bar organizations, law schools, and law firms (up to four (4) trainings per year)

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PROJECT PROFILE**

Organization Name	Watsonville Law Center	
Project Name	Homeless Prevention Project Central Coast	Grant Period
		Three Years
Counties Served by this Project	Monterey, San Benito, Santa Cruz	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>WLC provides self-help, counseling, extensive services, and representation in low-income tenant protections; consumer and employment protections supporting financial stability to prevent homelessness in rent-burdened low-income tenants; and immigration.</p> <ul style="list-style-type: none"> • Low-income tenant protections include habitability rights ensuring safe, healthy housing, and pre-eviction counseling and prevention. Services include, for examples, access to local, state, and national eviction prevention legal rights including but not limited local city moratoriums, county moratoriums, California's recent AB 3088 prevention programs, and the national CDC eviction moratorium. • Family Financial Stability including broad consumer law and employment law subject matters relevant to support rent-burdened households through economic stability and access to employment. Relevant consumer subject matters include credit and debt, dealing with debt collectors, predatory lending, auto financing fraud, auto repossessions, fair credit reporting, specialty credit reporting including employment background checks and tenant background checks, and general civil services. Relevant employment subject matters include wage theft, discrimination and harassment, and access to financially stabilizing benefits like disability, paid family leave, and Covid-19 protections. • WLC provide broad immigration services, which are directly relevant to the low-income tenant community in our service population and also necessary to effective counseling. Without expertise in immigration and culturally appropriate services to the undocumented community, it is difficult for legal services to work collaboratively with undocumented clients and immigration-vulnerable households to ensure clients at risk of homeless are accessing all benefits and legal rights to prevent homelessness. WLC is not LSC funded and we do not discriminate in services based on immigration status. 	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>WLC will expanding services to include low-income tenants in mid- and northern-Santa Cruz County, San Benito County, and Monterey County. Our current work focuses primarily on the City of Watsonville area. We will focus primarily on immigration-vulnerable households and households of disabled and medically-vulnerable adults.</p> <p>Legal Education and Pre-Eviction Services will identify vulnerable tenant communities through collaboration with nonprofit and public agency partners and distribute relevant educational, self-help, and referral materials. WLC will expand legal rights education and screening to new partnerships with public agencies, nonprofit partners, and grassroots community groups to cover Santa Cruz County north of the City of Watsonville (unincorporated County through far North County, now severely affected by wildfires). WLC will expand services into Monterey County to collaborate with LSC-funded legal aid partners to provide specialized education necessary for the undocumented tenants and to receive referrals for clients not eligible for LSC-funded services. Low-income tenants in mid- and northern- Santa Cruz County and in San Benito County are underserved by general civil legal aid; immigration-vulnerable households are underserved in Monterey County. WLC intends to provide full-scope representation to prioritized cases, with Homeless Prevention Grant funding and with new funding we are currently seeking.</p> <p>WLC will apply our existing case selection criteria to prioritize cases, with additional prioritization of Covid-19 and wildfire affected tenants, and prioritization of undocumented and immigration-vulnerable households.</p> <p>WLC will focus on its prioritized demographic population, and will coordinate with other regional services to help ensure we are not duplicating services and that the entire population is served. For example:</p> <p>With limited services available regionally, we will prioritize referral of seniors to LSTFP funded senior legal services, and referral of documented, eligible clients to other legal aid partners.</p> <p>We are currently working in partnership with the City of Watsonville and Santa Cruz County Superior Court, expecting there to be other public-agency services available for information and self-help services.</p> <p>WLC's current services focus primarily on the City of Watsonville and surrounding areas. We will</p>	

	ensure we are not supplanting existing services by identifying new client populations, new geographic areas served, and new partners for partnership-based delivery of legal education, self-help, and direct legal services.
Target Population	<p>WLC will prioritize of Covid-19 and wildfire affected tenants (estimated about 900 displaced, with significant evidence of rental price-gouging from hotels and landlords).</p> <p>We will also prioritize immigration-vulnerable households, leading provision of services in Santa Cruz County where new programming is needed, and supporting existing programming of LSC-funded legal aid programs in Monterey County by receiving referrals for non-eligible clients and co-counseling as prioritized by partners.</p> <p>We will target services to reflect the population demographics of low-income households and equity factors, including</p> <ul style="list-style-type: none"> • Race (primarily Latinx and indigenous in the agricultural worker community) • Limited English Proficient (primarily Spanish, with indigenous languages) • Gender (female-identified heads of households are statistically more rent burdened and more vulnerable to eviction) • Families with children (who have more difficult accessing homeless services and shelter services in ways that meet the needs of both adults and children) • Disabled and medically vulnerable tenants (for whom fewer post-eviction services are available, and whose homelessness represents very significant burdens on public agencies and publicly funded healthcare)
Project/Activities Key Goals and Deliverables	<p>WLC will conduct individual legal educations, through one-on-one and small group contact (virtual or by telephone for the first year). This will provide legal rights information and screenings for unmet housing-related legal needs. From this population, WLC offer of legal services, beginning with brief individual services (forming a confidential attorney-client relationship, conducting a comprehensive intake interview, and delivering legal advice and practical counseling). Screening for case selection criteria and the focus demographic, WLC will offer extensive services and representation as feasible given funding limitations.</p> <p>WLC will conduct organizational educations and staff trainings for service partners to establish the necessary channels to ensure we reach the focus service population. (WLC is not listing this as a deliverable and is not seeking funding for this activity.)</p> <p>WLC will screen all individuals contacted for eligibility for our regional Legal Services Trust Fund Program funded partners and refer where indicated. (For example, working together with Legal Services for Seniors Santa Cruz, we will prioritize warm-handoff referrals of eligible seniors rather than duplicate services.)</p> <p>Legal Education: 600 verifiable individuals in Santa Cruz, Monterey, and San Benito Counties</p> <p>Legal Services (cases): 48 counseling (estimated 3 hours of service) 12 limited services (estimated 6 hours each, with economic and housing indicator results) 6 representation (estimated 15 hours each, with economic and housing indicator results)</p> <p>Educational Materials: English, Spanish (written); indigenous language (video); updated as required, estimated updated quarterly.</p>

2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE

Organization Name	Western Center on Law and Poverty	
Project Name	Statewide Litigation and Advocacy to Prevent Homelessness	Grant Period
		Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, King, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Funding through this opportunity will support Western Center's current activities that aim to support our systems change model, namely leveraging technical assistance and education for legal aid and community organizations, as well as impact litigation. We will address the housing crisis and the economic fallout of the pandemic for California residents living in poverty, disproportionately people of color.</p> <p>While Western Center has been successful in providing an array of trainings each year that build the expertise of hundreds of attorneys, at this time of increased demand for legal assistance and the global shift to remote working arrangements, Western Center has had to reimagine how we support attorneys.</p> <p>Western Center has expanded its two regional summer training days to a seven-part, web-based series that offered training to more than 1,000 lawyers. This represents a 10-fold increase in attendance.</p> <p>We have also recently co-counseled on impact litigation, prevailing in cases that prevented the illegal conversion of a residential motel serving low-income tenants without the provisions of relocation benefits, enforced affordable housing obligations, and stopped the illegal closure and planned conversion of mobile home parks by defending the rights of the low-income homeowners, among others.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>Western Center's model allows for homelessness and housing issues identified at the local level by legal aid partners, coalition members, and nonprofit partners to be analyzed, responses to be crafted, and solutions elevated through the court system of California. The solutions that assist the local community, then impact those in similar circumstances throughout the state. We will continue to prioritize technical assistance and impact litigation in the following ways.</p> <p>TECHNICAL ASSISTANCE AND EDUCATION</p> <p>Each year, Western Center provides substantive education and technical assistance to frontline legal aid providers and community organizations. Over the next three years, we will present an estimated 15 annual housing and community development-related trainings, workshops, or webinars to provide a forum to discuss current issues in low-income housing advocacy and inspire new ideas and approaches.</p> <p>Central to our work as a legal support center, Western Center will also provide technical assistance and back-up on housing issues to legal aid attorneys throughout the state, and we have experienced significantly increased requests related to the COVID-19 emergency. With unparalleled expertise in housing law, Western Center attorneys will provide hundreds of one-on-one technical assistance sessions annually, as well as develops an estimated 10 reports, practice tips and fact sheets, each year.</p> <p>IMPACT LITIGATION</p> <p>Western Center will co-counsel with local legal aid programs and pro bono counsel in an estimated 15 class action and other high-impact cases that protect basic rights for all low-income Californians, addressing issues such as source of income discrimination, illegal rent increases, enforcement of affordable housing obligations, enforcement of preservation and tenant protection laws, and upholding of emergency shelter development.</p>	
Target Population	Western Center on Law & Poverty helps create sweeping legal and policy solutions in California that impact the nearly seven million residents living at or below 125% of the federal poverty level, overwhelmingly people of color. Undeniably, the disparities in low-income communities will be heightened by the pandemic and the unprecedented economic crisis, widening the socioeconomic divide and having a devastating impact on those living in poverty.	
Project/Activities Key Goals and Deliverables	California's housing crisis is the result of a complex set of public policy and legal decisions at the federal, state and county levels, now exacerbated by the pandemic and the economic hardships	

	<p>that will likely follow. More vital than ever, we will protect tenants from eviction and landlord abuse, and ensure access to housing by:</p> <ul style="list-style-type: none">• Protecting and defend tenants during any moratoriums resulting from the pandemic,• Ensuring fair rents, good cause for eviction, procedural protections for tenants facing eviction, and eliminating incentives for investor speculation.• Combating discrimination in housing.• Creating ways for unhoused individuals to access the resources they need to obtain and maintain housing.• Working to end unfair policies that lead to the criminalization of unhoused individuals.• Responding to federal challenges that weaken protections for families such as disparate impact, excluding mixed-status families from receiving assistance, public charge, or the rollback of affirmatively furthering fair housing.
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**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Youth Law Center	
Project Name	Preventing Eviction and Ensuring Housing Stability for Young Adults Exiting the Foster Care and Juvenile Justice Systems	Grant Period Three Years
Counties Served by this Project	Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Imperial, Inyo, Kern, Kings, Lake, Lassen, Los Angeles, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Orange, Placer, Plumas, Riverside, Sacramento, San Benito, San Bernardino, San Diego, San Francisco, San Joaquin, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Ventura, Yolo, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>YLC provides civil legal 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. YLC has many years of experience supporting this population in a variety of substantive legal areas but most recently addressed housing and homelessness advocacy specifically with the support of one-time EAF Homelessness Prevention funding. This funding enabled YLC to focus on the housing needs of this population and to begin work to best support Qualified Legal Service Providers (QLSPs) in this area. YLC intends to continue our work begun with the EAF Homelessness Prevention dollars, and to build on that work both through outreach and service provision.</p> <p>Current examples of this work include, but are not limited to: the development and distribution of written resources on Covid-19 emergency planning for transition aged youth in foster care, with a focus on housing access, and on preventing homelessness for former foster youth in THP-Plus housing programs who were at risk of aging out of their housing programs to homelessness during the peak of the pandemic; technical assistance to eleven QLSPs on topics including youth rights in transitional housing programs, improving child welfare system responses to adolescents experiencing homelessness and maximizing transitional housing eligibility and access for justice-system involved youth; and county-level advocacy in Los Angeles and the Bay Area to prevent homelessness for juvenile court involved youth.</p>	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>YLC will seek to improve housing stability and prevent homelessness among vulnerable children and youth currently or formerly involved in and/or exiting the foster care and juvenile justice systems, and to raise the awareness of QLSP lawyers, other advocates, community groups, policymakers, and child welfare and probation staff and agencies, concerning housing issues that impact these populations. This work includes: ensuring youth are provided the full benefit of laws and public benefits designed to prevent homelessness and provide housing; ensuring that state and local policies do not impose barriers to accessing this support; and ensuring that youth in all areas of the state have equal access to the benefits to which they are entitled in order to ensure a safe, stable living environment when they reach adulthood.</p> <p>As a support center, YLC will focus on providing QLSPs advocacy support, technical assistance, consultation, direct advice, training, written materials and other resources concerning housing issues impacting the youth populations described above. We plan to help QLSPs: increase their awareness of the housing issues impacting children and youth in the foster care and juvenile justice systems; increase their ability to identify those issues that affect their systems-involved clients' housing; increase their understanding of housing rights and benefits available to these youth and their families; improve their ability to identify and build working relationships with other advocates working on housing issues; and undertake and participate in additional advocacy on housing issues for these youth.</p> <p>As noted above, this funding will allow YLC to continue and to build on our previous EAF-Homelessness Prevention work. Specifically, we intend to work with QLSPs to address housing and homelessness prevention issues for transition aged foster and juvenile justice involved youth through three strategies. Each year, the project will take on: (1) an emergent or new opportunity policy issue each year; (2) a core housing access or homelessness prevention issue; and (3) responsive advocacy support on state-level responses to housing access or homelessness prevention issues that will inform work in the first two strategies and create the opportunities to identify issue areas for work in years two and three.</p> <p>For the first year of the grant, YLC will focus on the unique housing needs of current and formerly</p>	

	systems-involved young people during the Covid-19 pandemic, working with QLSPs to monitor implementation of California's Covid-19 policy response for foster youth, including continuing extended foster care housing and financial support. In addition to this emergent policy opportunity, we will address access to and preservation of transitional housing for current and former systems-involved young people, including probation supervised foster youth, as the core homelessness prevention issue for 2021.
Target Population	Addressing the housing needs of youth in the foster care and/or juvenile justice systems is a critical lever for preventing and reducing homelessness. Foster youth are at significant risk of homelessness compared to their peers. See Findings from the California Transitions to Adulthood Study (CalYouth): Conditions of Youth at Age 21, available at https://www.chapinhall.org/wp-content/uploads/CY_YT_RE0518_1.pdf Among populations of homeless youth, a history of juvenile justice system involvement looms large, with some studies finding that over 60% had been arrested at least once. See Addressing the Intersections of Juvenile Justice Involvement and Youth Homelessness: Principles for Change, p. 3, available at: https://juvjustice.org/sites/default/files/ckfinder/files/FINAL%20Principles%20-%20ns%20final.pdf . These youth often straddle youth-focused systems, such as child welfare, juvenile justice and education, and adult-focused systems, including county welfare agencies, the adult criminal system, and government agencies. YLC understands how these systems intersect and the unique experience of youth in those systems. While transition-aged youth who have been involved in these systems have the legal right to resources and benefits to ease the transition to adulthood and improve life outcomes, across the state very few legal services programs have a dedicated youth focus or even an understanding of these unique rights and benefits. YLC intends to support and improve the civil legal advocacy efforts of QLSPs across the state to address the housing needs of this population, with particular attention to outreach to QLSPs in rural counties.
Project/Activities Key Goals and Deliverables	<p>Annual work will include addressing: (1) an emergent or new opportunity policy issue; (2) a core housing access or homelessness prevention issue; and (3) advocacy support on state-level responses to housing access or homelessness prevention issues that will inform work in the first two strategies and create opportunities to identify issue areas for work in subsequent years.</p> <p>Year 1 new opportunity: California's Covid-19 policy response for foster youth, including continuing extended foster care housing and financial support.</p> <p>Activities:</p> <ul style="list-style-type: none"> a. Partnering with QLSPs to monitor implementation; b. Developing and distributing information and advocacy resources to QLSPs to increase understanding of the specific policy responses related to the pandemic; c. Providing technical assistance to QLSPs on these policy changes; d. Providing training for QLSPs related to these issues. <p>Year 1 core issue: expanding access to and preserving transitional housing.</p> <p>Activities:</p> <ul style="list-style-type: none"> a. Working with QLSPs to implement transitional housing resources YLC developed in 2020 and to identify systemic barriers to implementation; b. Developing at least one written resource specific to transitional housing barriers for systems-involved youth impacted by Covid-19 and the subsequent economic recession; c. Providing training on access to and preservation of transitional housing. <p>Lastly, in Year 1 we will support QLSPs with ongoing advocacy efforts to ensure state-level responses to the needs of the target population and identify new opportunities, core issues, and systemic barriers regarding access to and preservation of housing that will require additional advocacy to resolve, with a goal of providing support on 2-3 ongoing advocacy efforts.</p>

**2021
HOMELESSNESS PREVENTION FORMULA GRANT
PROJECT PROFILE**

Organization Name	Yuba-Sutter Legal Center for Seniors	
Project Name		Grant Period
Senior Homeless Prevention		Three Years
Counties Served by this Project	Sutter, Yuba	
Current Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	The Legal Center currently advises and represents, when appropriate, seniors (person 60 and over) in Yuba and Sutter Counties who are being evicted or threatened with eviction, have habitability issues, etc., whether they are in apartments, rental housing or mobile home parks. Assistance includes negotiating with landlords, filing answers to unlawful detainer cases, and explaining their rights as tenants. The Legal Center also assists seniors in applying for section 8 and senior subsidized housing.	
Proposed Legal Services Provided for Eviction Defense or Other Tenant Defense Assistance in Landlord-Tenant Rental Dispute	<p>The grant will allow the Legal Center to increase representation of seniors in unlawful detainers. The grant will allow the Legal Center to assist more seniors who need representation.</p> <p>The second focus will be on insuring that landlords adhere to the rent increase guidelines of the Tenant Protection Act as well as the just cause requirements.</p> <p>Staff will also focus on making sure senior tenants obtain any benefits to which they are entitled such as Cal-Fresh, Medi-Cal and Supplemental Security Income, in order to maximize the income available for housing.</p> <p>Staff will also prepare handouts geared to seniors (large type) explaining their rights as tenants, to be given out to any Yuba or Sutter County senior who requests them. A handout will also be prepared for mobile home residents as there are several senior mobile home parks in the two counties.</p>	
Target Population	Target population is persons 60 and over living in Yuba and Sutter counties. Seniors are in particular need of service because they are on fixed incomes, frequently cannot afford to move., and often, due to age related disabilities, are physically unable to relocate. They are often unaware of their rights as tenants and many are easily intimidated by the eviction process.	
Project/Activities Key Goals and Deliverables	<p>Enter into memorandums of understanding with other agencies working with seniors (such as In-Home supportive services) to educate staff who work with seniors about when to refer clients to the Legal Center.</p> <p>Arrange for radio presentation to educate seniors about their rights as tenants.</p>	