



# The State Bar of California

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## **OPEN SESSION**

## **AGENDA ITEM**

## **OCTOBER 2021**

## **HOMELESSNESS PREVENTION COMMITTEE OF THE LEGAL SERVICES TRUST FUND COMMISSION [IV.A]**

**DATE:**           **October 1, 2021**

**TO:**             **Members, Homelessness Prevention Committee of the Legal Services Trust  
Fund Commission**

**FROM:**       **Dan Passamaneck, Senior Program Analyst, Office of Access & Inclusion**

**SUBJECT:**     **Eligibility Issues for 2021-2024 Homelessness Prevention Formula Grants**

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### **EXECUTIVE SUMMARY**

Recognizing the impacts of the COVID-19 pandemic on housing instability in California, Governor Newsom signed Assembly Bill 164 (AB 164) on July 16, 2021. AB 164 amends the state budget to allocate \$40 million in federal Coronavirus State and Local Fiscal Recovery Funds for homelessness prevention (HP) grants to qualified legal services projects (QLSPs) and support centers (SCs). This \$40 million is the first installment of an expected \$80 million in funding over three years, to be distributed by the Judicial Council through the State Bar.

AB 164 directs this funding to be distributed under two different grants programs: a formula-based allocation for all eligible applicants, as well as a competitive discretionary grant program. The statutory language specifies that the formula grants funds should be distributed "as soon as practicable."

On August 13, 2021, the Legal Services Trust Fund Commission (commission) approved a timeline for administering HP formula grants under AB 164. Pursuant to that timeline, formula grant applications were released August 16 and were due on September 10. The Office of Access & Inclusion (OA&I) received 75 applications for Homelessness Prevention Formula Grant funding under AB 164, including 61 from QLSPs and 14 from SCs.

Staff have determined upon review that the large majority of applicants are clearly eligible and have proposed to fund eligible activities. At the time of this memo, staff continue to address a handful of outstanding eligibility questions and will provide an oral update on any that remain pending at the meeting on October 1. Staff review has addressed issues including late and incomplete applications, determining eligibility of proposed services, and determining whether plans for new funds will supplant existing funding.

Staff anticipate that review will ultimately result in a recommendation that all applicants and applications for HP III Formula grants be found eligible. The commission has delegated authority to the Homelessness Prevention Grants Committee (committee) to approve eligibility and to staff to confirm that budgets are consistent with approved applications. After the committee determines eligibility for these grants, staff will calculate award allocations and release budget forms.

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## **BACKGROUND**

Using virtually identical language and concepts that related to the homelessness prevention grants awarded by the LSTFC for the last two years, AB 164 allocates \$40 million from the Coronavirus Fiscal Recovery Fund of 2021 to the Equal Access Fund (EAF), to be distributed to QLSPs and support centers as grants to support homelessness prevention services. AB 164 specifies that grants may be used to provide “eviction defense, other tenant defense assistance in landlord-tenant rental disputes, or services to prevent foreclosure for homeowners, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, legal help for persons displaced because of domestic violence, and homelessness prevention.”

Of the \$40 million, up to 2.5 percent (\$1 million) is available for administrative costs. Of the remaining funds, 75 percent (\$29,250,000) will be distributed, upon application, as formula grants to QLSPs and support centers that currently provide “eviction defense or other tenant defense assistance in landlord-tenant rental disputes as set forth in this division” and were found eligible for 2021 IOLTA funding. Staff will calculate each eligible program’s award based on the proportion of funds that the program received in the 2021 IOLTA allocation in comparison to the allocation for all legal services programs eligible for this homelessness prevention grant. AB 164 requires that formula grants be distributed “as soon as practicable.”

The remaining 25 percent (\$9,750,000) will be allocated through a competitive grant process, in accordance with AB 164. The funds are available for encumbrance or expenditure until December 31, 2024 and may not be used to supplant existing resources.<sup>1</sup>

## **STATUS OF ADMINISTRATION OF HP III FORMULA GRANTS**

Per statute, the minimum first-year allocation for HP III Formula grants is \$50,000. Since the legislature has advised that HP III funding will be distributed over a three-year period, a \$50,000 minimum one-year allocation translates to a three-year minimum allocation of \$150,000.

On August 16, 2021, the HP Formula Grant Application was released via SmartSimple to all 2021 IOLTA/EAF grantees. Applications were due September 10, 2021 at 5 p.m. OA&I received 75 applications for HP Formula funding: 61 from QLSPs and 14 from SCs. See Attachment C for project profiles for all funding applicants.

OA&I staff thoroughly reviewed all HP Formula grant applications to determine whether applicants meet the statutory requirements, including: 1) currently providing HP III-eligible services; 2) proposing services that qualify under the terms of the statute; and 3) planning a project that will not supplant existing resources.

Staff review has revealed no eligibility issues for the large majority of HP III Formula grant applications; most of the issues identified appear suited to staff resolution and unlikely to require committee consideration.

Staff proposes that the committee meeting of October 1, 2021 focus on any formula grant applications for which staff collected additional information pertaining to eligibility since posting this memorandum. Once the committee has approved eligibility, staff will calculate formula allocations and release budget forms on October 11, 2021. Under this schedule, the State Bar will be able to disburse grants by December 1.

## **DISCUSSION**

Staff review of the HP III Formula applications did not reveal any issues indicating that any applicant would not be found eligible for funding. However, some applications did raise issues requiring further follow-up. The application review process typically allows time for staff to resolve most of these issues, but the legislature's mandate to distribute the HP III Formula funds promptly has resulted in a compressed review schedule. Under this schedule the committee meets as soon as staff review is completed, without an extra week to accommodate the posting of a memorandum with final resolution of all issues. Consequently, some issues cited in this memo may be moot by the time of the committee meeting.

After reviewing formula grant applications, staff has identified the following issues for committee consideration: (1) whether a late application should be considered for funding, (2)

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<sup>1</sup> The Department of Finance (DOF) confirmed that the program will be receiving an additional \$20 million for 2023 and an additional \$20 million for 2024. OA&I staff has confirmed with DOF and the legislature that the Judicial Council and Commission have flexibility to issue funds as multi-year grants.

whether an online portal to provide free pro bono legal assistance is sufficiently related to homelessness to be eligible for funding, (3) whether benefits advocacy is sufficiently related to homelessness to be eligible for funding, (4) the standard for determining whether an applicant has established that HP III funds will not supplant existing funds, and (5) whether to consider applications have errors or omissions.

### **LATE APPLICATION**

Applications for HP III Formula grants were due by 5:00 p.m. on Friday, September 10. Alameda County Homeless Action Center (HAC) submitted its application for these funds at 11:56 a.m. on Tuesday, September 14. HAC contacted the State Bar on Monday, September 13 to inquire about the HP III competitive grant and learned during that conversation that HAC was likely to be eligible for a formula grant. HAC stated that it had not understood that HAC was likely eligible for this funding; once advised of that fact, HAC promptly submitted a complete application.

**Recommendation:** To best accomplish AB 164's homelessness prevention goals, staff recommends accepting HAC's late application. HAC simply misunderstood the eligibility requirements and took prompt action after staff clarified those parameters.

### **CLARITY AND COMPLETENESS**

A handful of applications were submitted with some sections filled out incorrectly or with insufficient detail for staff to verify eligibility of current or proposed activities within the "four corners" of the application. Staff continue to seek further clarification and information from the following applicants, anticipating that each will establish eligibility for these grants given staff's existing awareness of their operations: California Women's Law Center, Inner City Law Center, and Legal Services for Seniors. Staff will provide an oral update if any application still lacks sufficient clarity or detail at the time of the committee meeting for staff to recommend that they be found eligible.

**Recommendation:** Staff recommends that HP III Formula grant applications that were submitted with information that was incomplete or non-responsive be considered for eligibility if staff has obtained the necessary information before the committee meets on October 1.

### **ELIGIBLE SERVICES**

#### **Legal Advice on General Topics**

Legal Access Alameda (LAA) has proposed using HP III Formula grant funds to support its [Free Legal Answers](https://ca.freelegalanswers.org/) project.<sup>2</sup> This project uses technology to connect individuals who have a variety of legal problems, with attorneys who have relevant professional focus areas. Similar projects have been launched in numerous locations nationally in an effort coordinated by the American Bar Association. State Bar staff are reaching out to confirm that this project is sufficiently focused on issues of homelessness to meet the criteria of AB 164.

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<sup>2</sup> The Free Legal Answers portal is available at <https://ca.freelegalanswers.org/>.

**Recommendation:** Staff recommend that LAA’s Free Legal Answers project be eligible for HP III funding only to the extent that LAA will use the funds to provide legal assistance in matters with housing or homelessness consequences.

### **Public Benefits**

Several applicants propose using HP III Formula grant funds for services related to obtaining, retaining, or increasing public benefits. In 2020, the commission considered the extent to which public benefit legal aid was within the scope of HP II funding. That funding permitted funds to be used for legal services to “ensure receipt of eligible income or benefits to improve housing stability, and prevent homelessness.”<sup>3</sup> The committee determined that legal services to help people receive public benefits for which they are entitled are so often related to their ability to maintain or obtain housing, that public benefits legal aid generally qualifies for HP funding.

AB 164 largely tracks the language of the HP II funding legislation, but adds new clauses including foreclosure prevention for homeowners and legal help for persons displaced because of domestic violence as eligible services. Staff therefore recommends interpreting HP III funding to be just as inclusive of benefits advocacy as was HP II funding.

However, some public benefit programs such as social security or Medi-Cal are not always means-tested, so they may not have a nexus to housing instability in all circumstances. It is not always clear in advance how a specific benefit relates to housing sufficiently to fall under the terms of AB 164. In such instances, staff have presumed that means-tested benefits are restricted to individuals with so few resources that any economic disruption can have housing consequences. Staff therefore have proceeded on the basis that advocacy regarding means-tested benefits is eligible for HP funding. Conversely, non-means-tested benefits are not presumed to have a nexus to housing or homelessness, so staff has required applicants seeking funding for such projects to establish that nexus.

Applications for 2021-2024 HP III Formula grants that propose funding for benefits advocacy, for the most part, expressly state a focus on means-tested benefits. Most of those that pertain to non-means tested benefits amply demonstrate a nexus to housing and homelessness issues. Among the applications raising these issues, are California Advocates for Nursing Home Reform, Coalition of California Welfare Rights Organizations, and Justice in Aging. Staff continue to follow up with these applicants to clarify the nexus between proposed services and homelessness, and will provide an oral update if any issues remain unresolved at the time of the committee meeting.

### **Recommendation**

Staff recommends that means-tested public benefits advocacy be presumed eligible for HP III Formula grant funding in the absence of evidence to the contrary, and that applicants must establish a nexus between non-means-tested public benefits advocacy and homelessness to establish eligibility for these grants.

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<sup>3</sup> Assembly Bill 83 (Stats. 2020, ch. 15), amending Government Code sec. 12531(e)(1)(B)(i).

## **SUPPLANTATION**

AB 164 requires that HP III Formula grants not supplant other funding. Applicants can establish compliance with this criterion by proposing new work, new staffing, replacement of expiring or expired funds, or funding of previously unfunded work. Some applications simply state that supplantation will not happen, without further detail. Staff propose that applicants confirming non-supplantation, both in their application answers and as part of their signed assurances, be taken at their word.<sup>4</sup> However, some application responses regarding non-supplantation are unclear or not responsive. At the time of this memorandum, these applicants included Legal Aid of Marin, Legal Aid Society of San Bernardino, Legal Aid Society of San Mateo County, National Center for Youth Law, National Housing Law Center, OneJustice, Social Justice Collaborative, and Youth Law Center. Staff have contacted these applicants for more details and will provide an oral update if any supplantation issues remain pending at the time of the committee meeting.

**Recommendation:** Where an applicant provides express assurance that HP III funds will not supplant existing funding, and in the absence of information indicating potential supplantation, staff recommend that the HP III Formula grant applications be found to meet the non-supplantation criterion.

## **RECOMMENDATIONS**

Should the committee concur with staff's proposal, and pending staff's spoken update on the above programs, passage of the following resolution is recommended:

**RESOLVED**, that the Legal Services Trust Fund Commission Homelessness Prevention Funds Committee, acting on behalf of the commission under its delegated authority, approves the eligibility of all applicants for 2021-2024 Homelessness Prevention formula funding as described in staff's October 1, 2021 memorandum.

## **ATTACHMENTS LIST**

- A. Assembly Bill 164, amending Budget Act of 2021, Item 0250-162-8506 of Section 2.00
- B. 2021–2024 HP Formula Grant Application
- C. Profile Sheets for Applications for 2021-2024 HP Formula Grants
- D. Staff Eligibility Recommendations for 2021-2024 HP Formula Grants as of September 24, 2021

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<sup>4</sup> Applicants must attest that “to the extent this grant is being sought for an existing project, the funds will be used for services in addition to those already funded by other funds and will not supplant current funding committed to that project.”

**Assembly Bill 164 (Excerpt)**

SECTION 1. Item 0250-162-8506 of Section 2.00 of the Budget Act of 2021 is amended to read:

0250-162-8506—For local assistance, Judicial Branch, payable from the Coronavirus Fiscal Recovery Fund of 2021 .....40,000,000

Schedule:

(2) 0150083-Equal Access Fund ..... 40,000,000

Provisions:

2. The funding in Schedule (2) shall be distributed by the Judicial Council through the Legal Service Trust Fund Commission of the State Bar pursuant to Provision 1 to qualified legal services projects and support centers to provide eviction defense, other tenant defense assistance in landlord-tenant rental disputes, or services to prevent foreclosure for homeowners, including pre-eviction and eviction legal services, counseling, advice and consultation, mediation, training, renter education, and representation, and legal services to improve habitability, increasing affordable housing, ensuring receipt of eligible income or benefits to improve housing stability, legal help for persons displaced because of domestic violence, and homelessness prevention. Of this amount, no more than 2.5 percent shall be available, upon order of the Department of Finance, for administrative costs of the Judicial Council and the State Bar. The remaining funds shall be allocated as follows:

(a) 75 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 rental disputes, as set forth in this provision. To expedite the distribution of this percentage of the \$40,000,000 in Schedule (2), eligible programs shall be limited to those found eligible for 2021 Interest on Lawyer Trust Accounts (IOLTA) funding. Each eligible program shall receive a percentage equal to that legal services project's 2021 IOLTA allocation divided by the total 2021 IOLTA allocation for all legal services projects eligible for this funding, except that to ensure meaningful funding is provided, a minimum amount of \$50,000 shall be allocated to each eligible program unless the program requests a lesser amount, in which case the additional funds shall be distributed proportionally to the other qualified legal services projects. These funds shall be distributed as soon as practicable after the effective date of this act and shall not supplant existing resources.

(b) 25 percent shall be allocated through a competitive grant process developed by the Legal Services Trust Fund Commission of the State Bar to award grants to qualified legal service projects and support centers to provide eviction defense, other tenant defense assistance in landlord-tenant rental disputes, or services to prevent foreclosures for homeowners, as set forth in this provision, to meet the needs of tenants not addressed by the formula provided in subdivision (a). The grant process shall ensure that any qualified legal service project or support center that received funding pursuant to subdivision (a) may only receive funding pursuant to this subdivision if that qualified legal service project or support center demonstrates that funds received under this subdivision will be not be used to supplant existing resources, and will be used to provide services to tenants not otherwise served by that qualified legal service project or support center. The commission shall make the grant award determinations. In awarding these grants, preference shall be given to qualified legal aid agencies that serve rural or underserved communities. Any funding not allocated pursuant to this competitive grant

process shall be distributed pursuant to subdivision (a), except that there shall be no minimum funding amount for these funds.

3. Funds appropriated in Schedule (2) are available for encumbrance or expenditure until December 31, 2024.

4. The State Bar shall annually provide to the Judicial Council a report that includes funding allocations, annual expenditures, and program outcomes by service area, and service provider for all Equal Access Fund and federal funding. Data shall be reported using the established reporting framework in the Equal Access Program including applicable outcome measures reported in Legal Services standardized reporting, state level performance measures, and main benefits scores. The Judicial Council shall provide the report to the Department of Finance by January 1 of each year for the prior fiscal year.





Grant Year: 2021

Due Date: September 10, 2021 at 5:00pm PST

Second Cycle: Yes

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Contact Phone: 415-538-2403

Funding Opportunity: **HP Formula**

Project Title:

Program Name: **TEST Legal Services**Applicant Title: **Senior Program Analyst**Address: **180 Howard Street**City: **San Francisco**

I verify the information in the Organization Profile is accurate and up to date.

I verify that I have read, and am familiar with, the grant guidelines for the Homelessness Prevention Grant.

## A - FORMULA ACTIVITIES

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### I. Application Profile

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1. Application Contact:

Job Title:

Email:

Telephone:

County(ies) Served by this Project

### 3. DUNS Number

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This grant is supported by federal dollars. Therefore, each grantee will need to provide a Data Universal Number System (DUNS) number. Please enter your federal DUNS number below. Note your DUNS number must be in this format: ##-###-####.

To learn more about DUNS numbers, please visit [grants.gov](https://grants.gov), [here](#). To request a free DUNS number—for organizations that do not have one already—please visit [here](#).

## II. Qualifying Activities

To date, the legislature has appropriated \$40 million (50%) of an expected \$80 million in new homelessness prevention grant funding. The total \$80 million would arrive over three years. Click on the “Estimated Formula Allocation” button to view a formula allocation estimate for the \$40 million that the legislature passed this year. This estimate is based on all 2021 IOLTA grantees receiving an allocation. Actual award amounts will depend on the final roster of eligible applicants. **When proposing your project, double your allocation estimate (which was for one year) to estimate your full, three-year award.**

### 1. Current Services Eligibility

Describe how your organization currently provides “eviction defense or other tenant defense assistance in landlord-tenant rental disputes”. This is a statutory requirement of HP III formula funding. Please see the application instructions for guidance on qualifying activities.

### 2. Proposed Activities

Provide a brief—at most 150-word—description of your project that the Judicial Council and State Bar can use for reporting to the legislature and others. Remember that this grant is restricted to:

- Eviction defense, other tenant defense assistance in landlord-tenant rental disputes, or services to prevent foreclosure for homeowners, including pre-eviction and eviction: legal services; counseling; advice and consultation; mediation; training; renter education; representation;
- Legal services to improve habitability;
- Increasing affordable housing;
- Ensuring receipt of eligible income or benefits to improve housing stability;
- Legal help for persons displaced because of domestic violence; and
- Homelessness prevention.



### 3. Requirement to Not Supplant Existing Resources

Explain how the formula grant will not supplant existing resources in accordance with the statute. That is, explain how this grant will expand services or otherwise enable the organization to serve those it otherwise would be unable to serve.

### 4. Target Population

**A. Describe the population(s) and geography that you will serve with this grant.:**

**B. Describe how this population needs the particular services that you propose to provide.:**

**C. Describe how the project will ensure that it serves the target population.:**

### 5. Qualifications

Describe the organization's qualifications and ability to carry out the project/activities, including experience implementing similar services.

### 6. Project Staffing and Quality Control



**A. Describe the project's staffing, including supervision and use of volunteers.:**

**B. Describe measures to ensure quality for this project.:**

## **7. Project Goals and Deliverables**

In a narrative, describe the key goals and deliverables for this project. Additionally, provide measurable (quantitative) targets where possible.

**9. Indigency Screening:** While there are no income-eligibility requirements for this funding, organizations must screen for indigency under Business & Professions Code section 6213(d) to report non-qualifying expenditures on the annual IOLTA application.

**A. Will the project provide services to individuals who are not indigent as defined at Business & Professions Code Section 6213(d) or to organizations not providing benefits primarily on behalf of indigent individuals?:**



**A-1. If yes to above,  
describe circumstances  
in which non-indigent  
individuals will be served,  
or reasons for serving  
them.:**

**B. Identify all criteria and  
guidelines used to  
establish an individual's  
income information.:**

## **10. Evaluation**

Describe how the organization will monitor and evaluate the effectiveness of the project including its progress towards the goals and objectives that you stated above.

## **B - PROJECT ASSURANCES**

**Download the Assurances document and upload a signed copy below.**

**Upload PDF Version of  
Signed Assurances  
Document:**

## **Supporting Documents (Optional)**

When naming optional supporting documents, please include the Organization's acronym (or short name) and a one - to - five word file description (note: any type of file may be uploaded).

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Affordable Housing Advocates: Tenants' Right Project**

<b>Current Services Eligibility:</b>	<p>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.</p> <p>AHA's TRP has provided support to tenants under its own special projects including the Condominium Conversion Project and Model Code Enforcement Project (City Heights) and has assisted tenants and tenant advocates with affordable housing advocacy, under the Ford and Mott Foundation Intergroup Relations Grant, as well as the San Diego Organizing Project's efforts to get just cause eviction protections enacted in the City of San Diego.</p> <p>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 &amp; advise, limited assistance and full representation, including, appeals and affirmative suits. TRP engages in legislative advocacy regarding tenant rights at the local, state and federal level.</p>
<b>Proposed Activities:</b>	<p>AHA's Tenant's Rights Project (TRP) proposes to use these grant funds to assist more tenants to maintain their housing and enforce their rights by providing direct legal services to them to contest improper notices, bad management practices and get needed repairs, through counsel and advise, limited assistance and full legal representation in unlawful detainer cases at the trial court level.</p>
<b>Project Goals and Deliverables:</b>	<p>AHA's TRP will assist 75 tenant households annually during the grant period. Since this grant will enable the attorney position to be increased by .15 FTE and fund support staff at .25 FTE, it is estimated that an additional 25 households a year, or 75 overall will be assisted by this grant.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>During the grant period TRP will be staffed with one attorney .65 FTE, assisted by .5 FTE paralegal or legal assistant and .3 FTE law clerks</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Aids Legal Referral Panel: AIDS Housing Advocacy Project**

<b>Current Services Eligibility:</b>	<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 Housing Attorneys devoted to housing cases and 126 Volunteer Panel Attorneys trained in housing work. AHAP works on the following issues:</p> <ul style="list-style-type: none"> <li>• Eviction defense (most cases)</li> <li>• Habitability</li> <li>• Illegal rent increases</li> <li>• Fair housing and reasonable accommodation</li> </ul> <p>In 2020, AHAP handled 773 cases, and helped secure stable housing for more than 80% of the clients served.</p>
<b>Proposed Activities:</b>	<p>The AIDS Legal Referral Panel's AIDS Housing Advocacy Project provides eviction defense and other housing-related legal services to people with HIV in the following counties: Alameda, Contra Costa, Marin, San Francisco, San Mateo, Solano, Sonoma; with a focus on San Francisco. Over half of ALRP's clients are people of color, more than four in five are LGBT, and almost four in five have incomes of less than \$30,000 per year. ALRP's services prevent homelessness by enabling people to keep the affordable housing they already have.</p>
<b>Project Goals and Deliverables:</b>	<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"> <li>• The Staff Attorney will take on 68 landlord-tenant cases per year.</li> <li>• The Staff Attorney will conduct four outreach presentations per year.</li> </ul>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>AHAP has six full-time Housing Attorneys and 126 trained, State Bar-licensed volunteer Panel Attorneys. One of the six Housing Attorneys serves as Supervising Housing Attorney. Supervision is provided weekly by the Supervising Housing Attorney and the Managing Attorney through staff meetings, housing staff meetings, and one on one. Recruitment and training of volunteers is an ongoing task, carried out by a full-time Pro Bono Director who is also a licensed attorney.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Alameda County Homeless Action Center: Homelessness Prevention Street Outreach Project**

<b>Current Services Eligibility:</b>	<p>The Alameda County Homeless Action Center (HAC) currently provides homelessness prevention services, including services that ensure the receipt of eligible income or benefits to improve housing stability.</p> <p>Founded in 1990, the mission of HAC is to provide high-quality public benefits advocacy to homeless and disabled residents of Alameda County. HAC specializes in providing Supplemental Security Income (SSI) legal benefits advocacy to the hardest to reach individuals. With SSI, homeless individuals receive a stable income of \$954 each month, giving them greater options for housing. HAC represents more than 2,000 individuals each year.</p> <p>HAC began providing housing navigation outreach services in 2018. HAC's outreach team triages services to people living outside who are the most at-risk due to physical and mental health disabilities, illness, and advanced age. Each month, the team receives lists from our county partners of persons who would qualify for permanent supportive housing if they were in contact with a provider of housing services. Many current HAC clients are on the list, but there are hundreds of others in need of services. HAC works closely with Alameda County Behavioral Healthcare Services to find the most vulnerable individuals.</p> <p>HAC's holistic approach to housing navigation combines legal benefits advocacy with housing case management services and outreach. The team meets clients in the field and provides transportation to necessary appointments. This client-centered strategy ensures that clients stay alive, healthy, and engaged through the long wait for a stable income and permanent housing.</p>
<b>Proposed Activities:</b>	<p>Alameda County has the sixth highest number of homeless people of all Continuums of Care (CoCs) in the United States: according to the 2019 Point-In-Time Count, more than 8,000 people experience homelessness in Alameda County every night. The crisis is worsening each year. Alameda County is greatly in need of resources to prevent and end homelessness.</p> <p>The Homeless Action Center's Homelessness Prevention Street Outreach Project combines housing navigation services with Supplemental Security Income (SSI) legal benefits advocacy so that disabled individuals living on the street have a pathway to permanent sustainable housing. Expanded services include a housing case manager who will triage services to the individuals who are the most at risk due to their disabilities, medical conditions, and advanced age. Pairing SSI advocacy with housing navigation ensures that disabled clients have a stable monthly income that makes them eligible for subsidized housing opportunities.</p>
<b>Project Goals and Deliverables:</b>	<p>The key goals and deliverables of the project include:</p> <ol style="list-style-type: none"> <li>1. Provide outreach services to 400 individuals living in encampments. Outreach includes an assessment of whether a particular client is on a short list for permanent supportive housing. Some people are on the list and have no idea that they are eligible. More homeless people in encampments could get into housing if they knew they had been prioritized. If the person is on the short list, HAC can connect them to the housing and work on getting them an income so that they can sustain housing for the future.</li> <li>2. Provide intensive housing case management services to a rolling caseload of 80 clients at any point in time. Each year, successfully place at least 40 clients in into more stable living situations, including medical housing, transitional housing, and permanent sustainable housing.</li> </ol>



	<p>3. Provide housing “problem solving” to prevent homelessness. For some, the transition to housing, or a particular housing provider’s approach is a source of conflict that can result in someone becoming homeless again. HAC’s outreach team provides housing “problem solving” to make sure that no eviction takes place, that no subsidy is lost, and that the client maintains their access to housing.</p> <p>4. Provide SSI benefits advocacy to a rolling caseload of 40 clients at any point in time. Each year, obtain SSI benefits for at least 40 clients.</p> <p>5. Regularly share data with County and City governmental agencies to further refine methods to reach the most vulnerable and disabled homeless people in our community so they can be prioritized for housing placements.</p> <p>6. Provide advocacy at the systems level to ensure that people with disabilities are appropriately ranked in the housing prioritization system, and update assessments as clients’ conditions change.</p>
<b>Project’s staffing, including supervision and use of volunteers:</b>	<p>The project will be supervised by a managing attorney, and staffed by: a staff attorney, two housing case managers, two outreach specialists, and a benefits outreach advocate. The project does not use volunteers.</p> <p>The staff attorney will provide SSI legal benefits advocacy. With SSI, clients receive a regular monthly income that makes them eligible for subsidized housing opportunities.</p> <p>Housing case managers will provide housing navigation services, including stabilizing clients in temporary housing and shelters, making sure clients are assessed for Coordinated Entry, applying to subsidized housing waitlists and voucher programs, and gathering the extensive documentation required for a housing placement. Once a client is housed, the housing case manager will provide support to ensure they stay housed, including relocating the client if the placement is not a good fit. One of the two housing case managers will be a new position, doubling HAC’s capacity to provide housing navigation services.</p> <p>Outreach specialists will meet clients in the field to complete applications, gather documents, transport clients, and offer assistance with challenges related to homelessness and disability.</p> <p>HAC is currently in the process of hiring a benefits outreach advocate who will specialize in General Assistance, CalFresh, and Medi-Cal benefits advocacy.</p> <p>The project will be overseen by a managing attorney, Heather Freinkel, who has more than a decade of experience in providing and supervising SSI legal advocacy and providing outreach to homeless individuals.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Alliance for Children's Rights: 2021-2024 - HP3 - EAF Homelessness Prevention Fund Formula - Alliance for Children's Rights**

<b>Current Services Eligibility:</b>	<p>The Alliance provides free legal assistance to abused, neglected, and impoverished children and young adults in our child welfare systems. We served over 5,900 clients in our 2020-2021 fiscal year. Alliance attorneys, paralegals, and other advocates provide direct legal services and supervise pro bono attorneys, students, and paralegals to extend our services to youth in need.</p> <p>We currently provide tenant defense assistance through advice and counsel, mediation, training, and legal representation to ensure that young people in our child welfare system obtain housing and income benefits to improve their housing stability and prevent homelessness. Fifty percent of chronically homeless adults have been in foster care; and a history of foster care correlates with becoming homeless earlier and remaining homeless longer. Therefore, we represent foster youth to eliminate the legal barriers that impact their ability to remain stably housed. Our legal services include but are not limited to advocacy to access housing and income to support housing; resolution of legal obstacles to tenancy, such as missing vital documents, identity theft and consumer fraud; and the denial of services and benefits due to our clients.</p> <p>We also advocate to increase the availability of stable and affordable housing for 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, in addition to increased income supports for youth aging out of our foster care system, to help to stem youth homelessness.</p>
<b>Proposed Activities:</b>	<p>With this new funding, the Alliance will provide legal services to students in foster care to help them access housing and benefits, so they can attend college. The lack of stable housing is one of the main reasons so many foster youth are unable to either attend or maintain their enrollment in college, even in our community college programs in Los Angeles County. Therefore, to advance the housing stability of students, the Alliance will provide: 1) counselling, including pre-eviction counselling, advice and consultation, mediation, and representation in housing and eviction cases; 2) advocacy for income or other benefits for foster youth to improve housing stability and prevent homelessness; and 3) education and training to help youth understand their rights to housing while attending college, and also for the adults who support them, including social workers, probation officers, attorneys, judges, youth advocates, and other important stakeholders in the child welfare system.</p>
<b>Project Goals and Deliverables:</b>	<p>With these new funds the Alliance would first hire an Attorney to represent and develop education programs to protect the rights of current and former foster youth who are pursuing college degrees and at-risk of housing instability. This Attorney would lead a program to provide legal representation, information, and resources to foster youth who are college bound or enrolled in college, to help them obtain housing and stay housed while they pursue their education.</p> <p>The Alliance will create updated materials regarding foster youths' rights to housing and resources to help them stay housed while they attend school. We will conduct outreach and provide training to our colleges with the highest population of foster youth, to partner with those colleges and maximize the students' access to our services. We also will provide counsel and advice, as well as legal representation to current and former foster youth ages 16 through 24, to clear any legal barriers that</p>

	<p>could cause students to become homeless and interfere with their ability to stay in college. The Attorney would assist youth seeking housing or income support, facing eviction or other landlord/tenant challenges, or struggling to resolve legal problems that impede successful housing applications and tenancies. In addition, we will conduct educational programs that help students and the adults who work with them to understand the housing rights of students in foster care and available housing resources and supports. To expand our reach, we also will develop a pro bono network to assist foster youth who are enrolling in or attending college and facing housing instability.</p> <p>Overall, this program would provide the following services for foster youth struggling to stay housed as they attend college: 1) holistic legal services for 150 foster youth, including representation to enforce housing rights and clear legal barriers to critical supports that impact housing stability, 2) outreach and training to 150 foster youth at partnering community colleges to inform youth of their housing rights and resources during and after college, and 3) training to 800 supportive adults on housing rights and resources to help college students in foster care avoid homelessness and stay stably housed as they pursue their goals.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>This Program will be overseen by the Transition-Age Youth (TAY) Program Manager, who supervises legal services staff working with this population on issues such as housing rights, identity theft, birth certificates, juvenile tickets, ILP Services, college entrance/financial aid/housing, and financial benefits available as well as many other issues that impact our TAY population's ability to live independently. A new Attorney will spearhead this project and focus on clearing barriers to housing for our college bound and enrolled youth. The new Attorney will report to the TAY Program Manager, and be supported by the TAY Program Legal Assistant.</p> <p>The TAY Program Manager holds a weekly case review meeting for the entire TAY team, this includes the legal assistants, social workers, and student interns working with the program. At the weekly case review meetings, the team members utilize their collective expertise to assess cases, determine legal strategy, and decide on a course of action including whether the case is appropriate for pro bono placement. The TAY Program Manager reports to our VP of Legal and Program Services, who oversees all of the direct legal services programs. The VP of Legal and Program Services meets regularly with each Program Director/Manager to discuss issues and address difficult cases throughout the month. Since COVID-19 required us to convert to remote operations in March 2020 and for the present time, all of our weekly case reviews have moved to a video conference format.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Asian Americans Advancing Justice - Los Angeles: Eviction and Tenant Defense Project**

<b>Current Services Eligibility:</b>	<p>Asian American's Advancing Justice - Los Angeles (AAAJ-LA) currently operates the 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 targets Asian American and Pacific Islander (AAPI), limited-English proficient (LEP), and/or low-income tenants under IOLTA guidelines, in the Los Angeles and Orange County service regions that require tenant and eviction defense legal assistance. The Eviction and Tenant Defense program, funded by the State Bar of CA provides pre-eviction and eviction legal services, including tenant defense services such as legal representation as well as tenant assistance in rental disputes, and tenant rights education through community outreach presentations/webinars. Legal services are provided 1:1 as well as through monthly legal clinics. All services under this program, including community education, are provided in English and the following AAPI languages: Vietnamese, Hindi, Cantonese, Mandarin, Tagalog, Thai, and Korean. Currently, the Eviction and Tenant Defense Project focuses predominantly on Los Angeles County (specifically ethnic enclaves with high AAPI populations in Los Angeles, and within the San Gabriel Valley); however, the proposed program will widen our coverage area to include additional cities in Orange County.</p>
<b>Proposed Activities:</b>	<p>Additional funding through the State Bar of CA Homelessness Prevention Formula grant will be utilized to augment AAAJ-LA's current Eviction and Tenant Defense program, as well as expand the project to better support additional clients in Los Angeles and Orange Counties as the eviction moratorium in California ends in Fall of 2021. Through the HP Formula grant, AAAJ-LA will continue providing the following services: legal assistance for pre-eviction and tenant defense assistance in landlord-tenant rental disputes. This includes legal advice and consultation; negotiation; mediation; brief service including tenant letters to landlords regarding habitability issues, rent increases, rent collection, repairs and security deposits; renter education about tenant rights webinars; court representation; court accompaniment for self-represented clients; and other legal services to improve housing habitability, rent control preservation, ensuring receipt of eligible income/benefits to improve housing stability, and homelessness prevention. All services are provided in English and AAPI seven (7) languages.</p>
<b>Project Goals and Deliverables:</b>	<p>Goal 1: Build out AAAJ-LA's Eviction and Tenant Defense Project within high-needs regions of Orange County in order to provide comprehensive services to tenants in OC.</p> <p>Activity 1.1: Hire, onboard, and train the following new staff to be located at AAAJ-LA's OC Regional Office: Staff Attorney, Paralegal, and Community Outreach Coordinator.</p> <p>Activity 1.2: Build relationships with key AAPI CBOs, FBOs, and service provider partners to maintain and activate a larger referral network system within OC, to increase AAAJ-LA's presence in this region, and to better understand the current landscape of services available to target clients.</p> <p>Goal 2: Provide eviction and tenant defense legal assistance serving a minimum of 775 services/cases over the 3-year grant period (225 services provided in Year 1 and 275 provided in Year 2 &amp; Year 3).</p>

	<p>Activity 2.1: 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 2.2: 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 2.3: Tenants will receive individual, general assistance. This includes training, renter education and representation, court accompaniment, ensuring receipt of eligible income or benefits to improve housing stability, rent control unit preservation, and homelessness prevention.</p> <p>Goal 3: Provide tenant education messaging and disseminate information regarding tenant rights, in-language (Korean, Thai, Tagalog, Mandarin, Cantonese, Vietnamese, and Hindi), covering 10 different topics over the 3-year grant period.</p> <p>Activity 3.1: Continue creating and refining 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 3.2: 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>
<p><b>Project's staffing, including supervision and use of volunteers:</b></p>	<p>Project Director (1 FTE): The program will be supervised by John Kim, Esq., AAAJ-LA's Asian Language Legal Intake Project (ALLIP) Director and Program Director for the Tenant Eviction Defense Project. John brings over 20 years of legal housing experience to this role. He provides overall program supervision and guidance, including supervising all program staff and ensuring grant compliance.</p> <p>Staff Attorney (2 FTE total: 1 FTE under this grant): Will provide legal counsel, court representation, and document preparation. In addition, the Staff Attorney will provide guidance and supervision of tenant education topics covered in education workshops and activities. The Staff Attorney will be bilingual in English and a high-needs AAPI language. Funding for one Staff Attorney position will be leveraged under existing funding sources.</p> <p>Paralegal (2 FTE total: 1 FTE under this grant): Dedicated to housing issues including assistance with In Pro Per filing with language support from AAAJ-LA's ALLIP staff. Funding for one Paralegal position will be leveraged under existing funding sources.</p> <p>Community Outreach Coordinator (1 FTE): Will provide community education support and outreach to local AAPI CBO and FBO partners. This role will also coordinate and manage logistics of monthly outreach webinars with partner organizations.</p> <p>Community Legal Advocate (0 FTE): Will provide in-language client intake, interpretation and translation support, brief services under the supervision of the Staff Attorney/Project Director; and assist with community education activities, primarily in Orange County. The CLA will be bilingual in English and Vietnamese. Funding for this position will be leveraged under existing funding sources.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Asian Pacific Islander Legal Outreach: API Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	<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"> <li>-threats of eviction, rent increases, safety and habitability matters, reasonable accommodations, fair housing matters, Rent Board proceedings, Housing Authority proceedings, general tenant-landlord issues.</li> </ul> <p>2) Limited Services including:</p> <ul style="list-style-type: none"> <li>-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</li> <li>-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.</li> </ul> <p>3) Extended Services including:</p> <ul style="list-style-type: none"> <li>-Negotiating a settlement with or without litigation;</li> <li>-Representing a client in court or in an administrative agency; and</li> <li>-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.</li> </ul> <p>4) Community Outreach and Education including:</p> <ul style="list-style-type: none"> <li>-Know-your-rights education to tenants and community-based stakeholders in group and one-on-one settings;</li> <li>-Tenant-focused leadership development and civic engagement programming;</li> <li>-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.</li> </ul>
<b>Proposed Activities:</b>	<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>
<b>Project Goals and Deliverables:</b>	<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. First, tenants will increase knowledge of their rights. With this knowledge, tenants will enforce their rights and obtain remedies related to housing or end, prevent, or obtain relief from illegal or unfair landlord behavior. Furthermore, tenants will not only preserve access to housing, but also improve housing stability. In all, tenants will avoid homelessness.</p>

<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The proposed project will be staffed by Supervising Attorney Jason Truong, Staff Attorney Hannah Chung, Legal Assistant Miguel Covarrubias. Additional guidance and supervision will be provided by Managing Attorney, Akiko Takeshita, who has over 20 years of legal experience representing clients from our target population. Truong is bilingual in Vietnamese and has 7 years of experience representing clients in housing matters. Prior to his work with APILO, Truong was a Legal Bridge Fellow and later a Staff Attorney at the Eviction Defense Collaborative. He has been supervising our Housing Project since 2018. Chung is bilingual in Korean and has been working with and representing clients in housing matters for over one year. Covarrubias is bilingual in Spanish.</p> <p>Additionally, APILO's work is firmly rooted in collaboration and as such, project staff will coordinate with APILO's long term partners in order to expand reach and best meet the needs of its clients. Current project partners include Canon Kip Episcopal Services, Centro Legal de la Raza, and South of Market Community Action Network. Collaboration will be facilitated by Supervising Attorney Truong.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Bay Area Legal Aid: Napa/East Bay Anti-Displacement and Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	<p>Bay Area Legal Aid (BayLegal) provides assistance to low-income tenants throughout seven Bay Area counties, including legal advice/counsel, tenant education, pro per assistance, individual representation, and systemic policy advocacy and affirmative litigation. Our regional Legal Advice Line is the main portal for most clients, with LAL attorneys providing intake, referrals, and legal advice and counsel to a significant volume of tenants, educating them on their rights and legal options and empowering them to advocate on their own behalf.</p> <p>BayLegal represents clients throughout the eviction process, from notice stage to post-eviction judgement assistance. Intervening before an eviction is filed, we aim to resolve the allegations or assert our clients' procedural and fair housing rights. Once an eviction is filed, we assist tenants with responsive pleadings and represent them in negotiations, pre-trial motions, discovery, and trial. Recognizing that an eviction judgment harms clients' ability to secure new housing, we work to set aside judgments and mask the court records. Many low-income Bay Area residents rely on subsidized housing, and we also represent clients in administrative hearings to maintain their subsidies. Because eviction and subsidy termination are not the only displacement threats, our direct services work includes asserting our clients' rights to habitable, accessible, and affordable housing free from discrimination. BayLegal staff also collaborate across practice areas to address underlying causes of housing instability, such as burdensome medical expenses, domestic violence, and loss of economic benefits, to resolve those root problems and sustain housing.</p>
<b>Proposed Activities:</b>	<p>Bay Area Legal Aid will expand its homelessness prevention efforts in Napa, Contra Costa, and Alameda counties, to address housing instability rooted in income insecurity and/or displacement due to interpersonal violence. The project has three guiding objectives:</p> <ol style="list-style-type: none"> <li>1. Helping individuals and families who are unstably housed, experiencing homelessness, or at risk of displacement due to interpersonal violence obtain and maintain state and local public benefits, preserve income, and ensure their safety.</li> <li>2. Educating and empowering communities imperiled by housing and income insecurity, by disseminating information about asserting their legal rights, accessing safety-net resources, and how to get legal help when needed.</li> <li>3. Ensuring existing homelessness resources within county benefits programs are accessible and properly implemented.</li> </ol> <p>To these ends, BayLegal will engage in a combination of direct legal services, outreach to targeted communities through collaboration with community partners, and systems advocacy to improve policies and practices to enhance accessibility.</p>
<b>Project Goals and Deliverables:</b>	<p>BayLegal's overarching goal is to prevent homelessness and reduce risk of homelessness or displacement among vulnerable, low-income residents of Napa, Alameda, and Contra Costa counties. Our service delivery model is rooted in coordinated wrap-around legal services to address the multitude of legal issues and barriers individuals and families who are unhoused or unstably housed experience. In response to COVID-19, BayLegal continues to take all reasonable safety precautions to protect the health and safety of our clients, community and staff and reduce risk of exposure, thus any delivery of services described in this proposal may be conducted remotely rather than in-person to the extent feasible.</p> <p>NAPA COUNTY HOMELESSNESS PREVENTION ADVOCACY PROJECT</p>



	<p>Goal 1: Educate and empower the client community: BayLegal will safely disseminate know your legal rights information to the target population to educate, empower, and answer basic questions to demystify legal processes and enable survivors to advocate for themselves.</p> <p>Deliverable: BayLegal staff will offer approximately 10 legal workshops per year to survivors of interpersonal violence who are displaced and/or unstably housed, in small group settings, reaching up to 30-40 survivors per year. Workshops will cover a range of legal topics, including protective orders, family law, safety net public benefits, and others agreed upon with partner provider NEWS, responsive to the needs of their shelter residents/clients. BayLegal will ensure language accessibility, providing translated materials and interpretation or having workshops led by multi-lingual staff.</p> <p>Goal 2: Address legal obstacles to remaining or becoming stably housed: BayLegal will provide wrap-around legal assistance to survivors aimed at improving clients' housing stability through increased safety, economic security, and protection of related legal rights.</p> <p>Deliverables: BayLegal staff will meet individually with displaced DV survivors (and those at immediate risk for displacement) at NEWS' Safe House or the Monarch Justice Center, a one-stop center for survivors in Napa County, to make our services accessible in the local community. Alternatively, survivors living in Napa may also engage with services via our Legal Advice Line. As the project gets off the ground in the first year, BayLegal anticipates providing assistance in 20 legal cases. By the end of Year 1, we expect to complete and report outcomes for 15 legal matters. In the second and third years, with some pending cases carrying over from year to year, we expect to increase services to provide assistance in 25 cases annually. In each of the latter years, we anticipate completing and reporting outcomes in 20 cases.</p> <p>Goal 3: Integrate BayLegal's homelessness prevention work with fellow providers in a county-wide effort to build a seamless safety net for those at risk. To this end, BayLegal will actively engage in Napa County's Continuum of Care (CoC) consortium to strengthen relationships with homeless service providers and advocate for improved access and outcomes for survivors and low-income Napa residents who face or are at risk of displacement. BayLegal will also participate in a new project being launched by the CoC with the goal of addressing racial inequities in the local homelessness response system and developing a more equity-centered approach.</p> <p>Deliverable: Project staff will attend approximately 10 homeless stakeholder meetings per year and, through collaboration and advocacy, bring about improvements in Napa's homeless response system for survivors, BIPOC communities and all low-income residents.</p> <p>Finally, to ensure a collaborative and effective working relationship with our primary partner, NEWS, we will hold quarterly meetings to discuss project development, evaluate progress, and adjust project approach as needed to produce the best possible outcomes for clients.</p> <p><b>EAST BAY HOMELESSNESS PREVENTION ADVOCACY PROJECT</b></p> <p>Goal 1: Ensure income security to stabilize housing and prevent homelessness. BayLegal will provide legal assistance in a range of safety-net public benefits issues to increase receipt and maintenance of income and other benefits available to low-income individuals and families.</p> <p>Deliverables: As the program ramps up in Year 1, BayLegal staff will handle at least 30 cases to assist clients with access to or maintenance of public benefits and related services. By the end of the first year, we anticipate completing and reporting outcomes for 22 cases. In Years 2 and 3, with some pending cases carrying over from year to year, we expect to increase services to provide</p>
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	<p>assistance in 40 cases annually, for a total of 110 cases during the three-year grant period. In each of the latter years, we anticipate completing and reporting outcomes for 32 cases. The main legal areas of focus will be CalWORKS, General Assistance (GA), and CalFresh. BayLegal staff will assist with public benefit denials, terminations, overpayments, and eligibility for homelessness prevention programs tied to their public benefits.</p> <p>Goal 2: Develop or strengthen referral streams for project services. Project staff will cultivate relationships with community partners assisting unstably housed individuals and families in both Alameda and Contra Costa counties, and coordinate dissemination of information to target populations about public benefits, homelessness assistance resources, legal rights, and how to get help.</p> <p>Deliverables: BayLegal will conduct 20 community engagements over the grant term, taking the form of either community outreach, a formal presentation on public benefits issues, and/or community stakeholder meetings, depending on the needs presented. We anticipate that at least 150 people will be reached through these contacts.</p> <p>Goal 3: Bring about improvements in county policies and practices to increase access to benefits and reduce homelessness and risk of displacement. BayLegal will engage with county administrative agencies and policy makers via collaborative meetings and systemic advocacy to address patterns of issues identified through our direct client services and to make recommendations to increase availability and accessibility to these programs and reduce barriers to their implementation.</p> <p>Through regular meetings with the Alameda County Social Services Agency, BayLegal will raise identified barriers to access and recommendations to enhance effectiveness and efficiency of public benefits processes for individuals facing homelessness and housing instability. Similarly, BayLegal will establish and engage in regular collaborative meetings with Contra Costa's Employment and Human Services Department (CC-EHSD) to address barriers and recommend more effective and efficient public benefits processes for individuals facing homelessness and housing instability. If unable to engage with CC-EHSD through meetings, we will raise identified barriers and propose solutions through advocacy letters to the County.</p> <p>Deliverables: BayLegal will engage in approximately 4 meetings with Alameda County government partners each year, totaling 12 such meetings over the grant term. In Contra Costa, BayLegal will aim to establish and engage in at least five (5) meetings with CC-EHSD or submit three (3) advocacy letters over the grant period (1 meeting first year, 2 meetings each of the following year or at least 1 letter per year).</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>To implement this project BayLegal will hire additional dedicated staff and integrate existing staff who are currently not fully funded. The two (2) attorney positions to be created will carry primary responsibility for the work described below. One attorney will focus on serving clients in Napa County, and the other in Alameda and Contra Costa counties. For both, we seek licensed attorneys with a minimum of three years' experience in their respective substantive areas and a strong background in and commitment to pursuing social and racial justice for vulnerable populations, including trauma survivors. In Napa, this funding will also underwrite a portion of a bilingual advocate (paralegal), who will support the project under the attorney's supervision. As an important part of service delivery for both project components, this funding will support our Legal Advice Line, a central portal where clients can receive screening, initial intake, referrals, legal advice/counsel and local office appointment scheduling. Our Director of Program &amp; Advocacy, DV/Family Law Regional Counsel, DV/Family Law Supervising Attorney, and Economic Justice Supervising Attorney will support client services and program operations. In</p>

	<p>addition to these staff who will factor into the project budget, the grant will leverage knowledge sharing from BayLegal’s regional experts, to ensure high quality wrap-around legal services. Project staff will have opportunities to work with our internal regional Homelessness Committee on a range of issues, including best practices for serving clients experiencing homelessness, policy advocacy, and coordinated services. The project also anticipates engaging volunteers and developing pro bono opportunities.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Bet Tzedek Legal Services: Foreclosure Prevention & Homeowner Protection Capacity-Building Project**

<b>Current Services Eligibility:</b>	<p>Bet Tzedek is a leader in legal aid efforts to prevent homelessness and increase housing security in Los Angeles County. We are part of Los Angeles County's Stay Housed LA program, which provides full-scope and limited-scope representation for tenants facing eviction, in partnership with other legal services agencies and community-based organizations. As part of this program, Bet Tzedek represents tenants facing eviction in the Downtown Los Angeles (Stanley Mosk), Santa Monica, Van Nuys, and Antelope Valley courthouses. Since 2017, Bet Tzedek has provided eviction defense and related advice and counsel services to tenants as part of the LA County Preventing and Ending Homelessness Project, a Measure H-funded county-wide collaborative that uses a no-wrong-door approach to assist people who are homeless or at imminent risk of homelessness; Bet Tzedek is the lead provider for Service Planning Area 5. We also have contracts with several municipalities to provide eviction prevention and related services to residents, including West Hollywood, Beverly Hills, and Culver City. Through our partnerships with Harbor UCLA Medical Center and the City and County of Los Angeles, Bet Tzedek provides tenant defense assistance in landlord-tenant rental disputes, and our Senior Outreach team provides a range of tenant legal services to older adults in the City and County of Los Angeles, including habitability, section 8, and landlord-tenant disputes.</p> <p>In addition to tenant defense, Bet Tzedek preserves affordable housing for lower income homeowners, especially older adults and people of color, who are facing loss of their homes due to fraud or foreclosure.</p>
<b>Proposed Activities:</b>	<p>Bet Tzedek's project will assist vulnerable homeowners facing encumbrances or foreclosure against their home by providing comprehensive and holistic intake, referral, counsel and advice, negotiations, consumer complaints, litigation, technical assistance, and outreach and education services. Bet Tzedek has the most experienced homeowner protection practice among Los Angeles' legal aids, but with no dedicated funding and limited staffing, we are unable to meet the community's need. This project will build staff capacity and increase pro bono engagement. Issues addressed may include title fraud counseling and litigation, PACE loan fraud counseling, advice and assistance with reverse mortgages and foreclosure prevention, advocacy with mortgage lenders and contractors, and filing consumer complaints. We will also assist constructive tenants being evicted by family members due to title disputes. This project will protect lower-income older adults and people of color from losing their homes, and thereby preserve affordable housing and prevent homelessness for the target populations.</p>
<b>Project Goals and Deliverables:</b>	<p>This project's overall goal is to prevent homelessness for vulnerable homeowners in Los Angeles County. Specifically, our services aim to protect older homeowners and homeowners of color from threats to retaining ownership of their home, enabling them to remain securely housed in addition to preserving the family home as a generational asset that can prevent poverty and homelessness both for themselves and their children/descendants. This grant will enable us to leverage our unique expertise to build our program's capacity and to provide technical assistance to other providers. Our measurable targets are:</p> <p>1) Provide holistic intake, full scope representation, and/or advice and counsel on matters including contractor fraud, elder financial abuse, title fraud, and related</p>

	<p>issues. Measurable target: 120 matters year 1, 160 year 2, 160 year 3. Total during the grant period: 440 matters.</p> <p>2) Provide technical assistance to other attorneys and agencies on matters within our expertise. Measurable target: 12 matters during the grant period.</p> <p>3) Provide community outreach including symposia and presentations to law enforcement and social service providers in locations frequented by seniors and service providers. Measurable target: 30 outreach events during the grant period.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The project's staffing will include a Directing Attorney, senior attorney, junior staff attorneys and/or fellows, and a paralegal or litigation secretary.</p> <p>Directing Attorney Lisa Liberatore is a seasoned attorney with litigation experience; after a successful legal career, most recently as in-house counsel at Disney, she earned a MSW before transitioning to legal aid. As a directing attorney of our elder justice and homeowner protection practices, she brings over 30 years of legal experience and a client-centered, trauma-informed approach.</p> <p>Senior Attorney Anna Burns has 40 years of experience advocating for tenants and homeowners. Beginning her career in eviction defense, she saved the homes of hundreds of low-income and senior tenants. Transitioning to the homeowner protection unit, she developed a deep specialization, and during the 2008 foreclosure crisis was part of a team who stopped numerous foreclosures. Since 2008, Anna has closed over 1800 cases involving home equity fraud and foreclosure prevention. Anna graduated from UC Berkeley and Loyola Law School.</p> <p>All Bet Tzedek programs use volunteers. This project will leverage our senior attorney's expertise by engaging pro bono attorneys on cases under her mentorship. This may take various forms, such as having her manage or co-counsel cases, or engaging pro bono to complete specific, contained aspects of a case, such as discovery or depositions. Our goal is to cultivate relationships with firms and build a successful and sustainable model of pro bono engagement in this litigation-heavy practice. The project may also engage additional volunteers such as law students and social workers.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**California Advocates for Nursing Home Reform: Access, Education & Eviction Prevention**

<b>Current Services Eligibility:</b>	<p>CANHR currently provides training, technical assistance, and advocacy support to Qualified Legal Services Programs (QLSPs) to prevent the illegal eviction of low-income elders from California's long term care facilities. CANHR also provides pre-eviction advice, consultation, and community education for residents of skilled nursing and residential care facilities. Through CANHR's current Homeless Prevention Project funding, the organization created a brief bank on evictions, which includes sample demand letters and administrative complaints, to be used by QLSP staff to intervene in eviction situations.</p> <p>Through our statewide hotline, CANHR provides individual consumers with counseling on rights and remedies regarding potential evictions from nursing facilities and residential care facilities, and represents individual clients at administrative law hearings. Staff offer multiple training topics to legal services programs through webinars regarding long-term care eviction defense. In addition, all webinars and materials are disseminated online to legal services program staff as recordings.</p> <p>CANHR engages 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. CANHR's advocacy has resulted in improved procedures for setting DHCS eviction hearings, and the development of guidance related to the rescission of illegal eviction notices and tracking of evictions to evaluate trends in residential care facilities.</p>
<b>Proposed Activities:</b>	<p>CANHR's Access, Education &amp; Eviction Prevention Project will increase consumer and QLSP understanding of eviction protections in long term care facilities and benefit programs that fund long term care. Through direct consumer education, legal services staff training and technical assistance, CANHR will increase the number of low-income elderly who avoid eviction from long term care facilities, and prevent homelessness among low income seniors through the receipt of benefit programs such as Medi-Cal, Medicaid Waivers, Spousal Impoverishment and Home &amp; Community Based Services (HCBS).</p> <p>The project will provide capacity training on new policies and procedures around eviction protection, and provide counseling to consumers on pre-eviction options, Medi-Cal eligibility and other funding available for alternatives to institutionalization. The project will produce short consumer education videos on relevant topics to eviction protection and how to acquire benefits which prevent homelessness.</p>
<b>Project Goals and Deliverables:</b>	<p>The Access, Education &amp; Eviction Prevention Project will increase understanding among QLSPs and consumers of long term care eviction protections, and provide direct support in cases of illegal discharge or transfer. This project will also increase the number of individuals who receive eligible income or benefits to improve housing stability through long term care funding programs, by providing training to QLSPs and consumers on benefit programs which can prevent homelessness such as Home &amp; Community Based Services (HCBS), long term care Medi-Cal or Spousal Impoverishment.</p>

	<p>QLSPs will be offered four trainings per year on topics including Preventing Evictions through Medicare to Medi-Cal Transition, Evictions – New Laws, Policies, and Procedures, Medi-Cal Eligibility for Long Term Care, Accessing HCBS Programs, and Spousal Impoverishment. Of the total twelve trainings, one session per year will be offered as a special Elder Law Conference event, exclusive to QLSP staff, which will go in depth on the issues and provide up to 4 hours of education. QLSPs will additionally receive technical assistance support from CANHR staff on cases dealing with eviction, benefit program eligibility, or wrongful denial of program benefits which may result in homelessness.</p> <p>The project will provide consumer education on eviction protection updates, and options for funding long term care in home or in institutionalized settings for low income seniors. The project will provide a total of six virtual and/or in-person town halls for seniors and caregivers on topics including Transfer &amp; Discharge Rights, New Rights Under Anderson vs. Ghaly, Medi-Cal for Long Term Care, and Accessing Home &amp; Community Based Services. Phone counseling through CANHR's statewide hotline will be provided to consumers on benefit programs that offer funding for long term care such as Medi-Cal and Home and Community Based Services, and on questions related to transfer and discharge. Staff will additionally conduct outreach to resident families on eviction rights, and transfer/discharge rights through a minimum of three presentations to resident or family council groups.</p> <p>In order to expand the accessibility of consumer information available on eviction protections and long term care options to prevent homelessness, the project will produce a minimum of four short consumer education videos on relevant topics including:</p> <ul style="list-style-type: none"> <li>- Transfer Discharge Rights</li> <li>- Transitioning from Medicare to Medi-Cal in a Nursing Home</li> <li>- Accessing Home &amp; Community Based Services</li> <li>- Your Right to a Hearing</li> </ul> <p>Finally, the project will update current factsheets including RCFEs: Eviction Protections For Residents, and Aged &amp; Disabled Medi-Cal Program, in both Spanish and Chinese, to make them current as compared to English versions, and will translate eviction fact sheets into Korean.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>CANHR's Executive Director, Pat McGinnis will be responsible for overall supervision of the project. Ms. McGinnis is the founder and Executive Director of CANHR and has extensive experience in supervising project grants and ensuring compliance with project expectations and budgets.</p> <p>The Director of Operational Development, Maura Gibney, will ensure project deliverables are completed, collect and report data, provide consumer and QLSP training on benefit programs, and create consumer education videos.</p> <p>Two of CANHR's staff attorneys will provide training and technical assistance to legal services providers, provide consumer counseling and advice on eviction, transfer and discharge issues, or in cases when eligibility for long term care benefit programs has been improperly denied. These two staff may also represent residents of nursing and residential care facilities facing illegal evictions or transfers. Advocates Efrain Gutierrez and Bea Layugan will assist consumer callers to CANHR's statewide hotline, and provide consumer education presentations related to transfer/discharge, illegal evictions and eligibility for benefit programs to improve housing stability such as HCBS and the Spousal Impoverishment program.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**California Indian Legal Services: Housing Eviction & Legal Protection (HELP)**

<b>Current Services Eligibility:</b>	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. CILS has traditionally had to use multiple funding sources to provide direct representation to tenants with active court disputes. With the HP grant that funded our 2021 HELP project, our office has provided direct services to nearly very client seeking assistance on eviction cases and have litigated more Unlawful Detainer than ever seen in our office. With the COVID eviction moratorium and protections under AB 1482, our office has prevented rent increases that would have left several clients facing homelessness. We have effectively stopped evictions for failure to comply with COVID notice requirements and landlords seeking eviction for grounds that were not for "good cause" provisions of 1482.
<b>Proposed Activities:</b>	Our HELP project met several of the objectives of the HP grant. Our office provided direct representation of tenants to stop illegal evictions that were in violation of the COVID moratorium and violation of AB 1482. We stopped illegal rent increases under AB 1482, which in one case a landlord was demanding a 52% rent increase. We have effectively forced landlords to provide reasonable accommodation to disabled tenants who. Another area we have been successful with is connecting tenants with county representatives administrating COVID tenant relief funds. We have experienced landlords resisting accepting rental assistance funding and have had to work with the county representatives in nudging the landlord to accept the funding to forestall evictions for non-payment of rent. We continue to see these legal issues and anticipate that 2022 will bring more litigation and defense of venerable community members.
<b>Project Goals and Deliverables:</b>	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.
<b>Project's staffing,</b>	The Legal Director is responsible for the overall management and coordination of the legal work of CILS. The full-time Bishop office Staff Attorney will be the Project



<b>including supervision and use of volunteers:</b>	lead and be directly supervised by the Legal Director. The Staff Attorney will supervise the two Bishop office support staff – Paralegal and Administrative Assistant. If the funding is awarded, a part-time attorney or advocate will be hired to assist with the Project and will be supervised by the Staff Attorney and Legal Director. The Legal Director will regularly meet with the Bishop office staff to monitor and direct the Project as needed. Individual cases will be managed through CILS' existing intake and case acceptance procedures which involves caller being screened by the Administrative Assistant and gathering of the caller's information and relevant documents. A weekly case acceptance meetings (CAM) that is attended by the Director, Staff Attorney and support staff is used to determine whether a case fits with scope of the Project and what action will be taken. The Legal Director and Staff Attorney will consult on all Project cases on an as needed basis to ensure cases are being worked, managing the Project's caseload and to measure outcomes.
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**California Rural Legal Assistance Foundation: Rural Housing Advocacy Project to Prevent Homelessness**

<b>Current Services Eligibility:</b>	<p>CRLAF's Litigation Unit represents agricultural and other low-wage workers in landlord/tenant matters, including habitability issues, wrongful evictions, employer-owned, and mobile home park related matters, where landlords exploit tenants' fears of deportation and lack of knowledge about their rights.</p> <p>One recent victory case in Woodland prevented 47 families in a mobile park from losing their homes after the park lost their permit. CRLAF also supported the State against Huntington Beach city's challenge to two key pieces of housing legislation that ensured charter cities accommodate high-density housing. The Court denied the city's challenge.</p> <p>The Unit filed a federal complaint against the Sacramento County Sheriff, among other defendants, for violating a tenant's civil rights during her wrongful eviction, including failure to provide interpretation. This case investigates the Sheriff's Office's obligations towards persons with limited English proficiency. Although an individual case, it brings potential to alter the Office's policy to benefit numerous immigrants in the county. The Unit also filed a federal complaint against alleged joint employers who subjected a farmworker to inhumane housing (infested with rats and cockroaches, lacking insulation, running water, heating, a bathroom, and kitchen).</p> <p>Last winter, CRLAF maintained housing for approximately 250 migrant farmworker families in three San Joaquin county labor camps. Under California law, camps are open a limited time each year. As traveling increases one's exposure to COVID-19, many farmworkers opted to face homelessness instead. The Governor ordered temporary suspension of statutory seasonal camp requirements, as a result of CRLAF's advocacy that migrant families remain safely housed.</p>
<b>Proposed Activities:</b>	<p>Through this grant, we plan to serve individual tenants, through remote and in-person outreach, education, pre-eviction and eviction legal services. We will identify common themes and local patterns of landlord misconduct, leading to greater regulatory advocacy and class action cases. Housing discrimination cases that CRLAF seeks to bring forward are overshadowed by immigration status issues. We seek to engage in casework resulting in systemic improvements in the areas of greatest impact, including labor camp housing, rural apartment complexes, and mobile home parks.</p> <p>Our Litigation Unit will educate residents on legal housing rights, remedies available when such rights are violated, and applicable safety-net resources to prevent homelessness and build community resilience. CRLAF will lead Know Your Rights (KYR) presentations and take private consultations, bring individual representation cases, impact litigation cases to keeping residents housed, raise awareness of rural housing issues, and provide evidence to support legislative housing reform.</p>
<b>Project Goals and Deliverables:</b>	<p>The project's goal is to prevent homelessness among our farmworker, immigrant families and that they continue to be housed in safe and stable residences. Collectively, the team aims to take on at least 25 cases in the first grant year, including individual client eviction defense and complex class action litigation. In addition to direct representation, we will continue to educate residents on their housing rights through printed materials, virtual and in-person presentations, and private consultations. Administrative staff and volunteer law students will assist in legal cases and help lead ongoing KYR community presentations.</p>

<b>Project's staffing, including supervision and use of volunteers:</b>	<p>CRLAF currently employs three part-time attorneys, one full-time attorney, and a Director of Litigation, who bring more than 48 years of collective experience in immigrant and housing justice. CRLAF also employs one full-time and one part-time community advocate with over 55 years of combined experience providing community outreach in rural California.</p> <p>This project will engage attorneys Chelsea Lalancette at full-time, Ezra Kautz, and Jeannie Barret at part-time, and Director, Verónica Meléndez at part-time. Attorneys will assist in supervising and provide ongoing training to new staff and volunteers, including one part-time and one full-time Community Advocate, and one part-time and one full-time Legal Secretary. The assistance of additional administrative support staff is crucial in allowing our attorneys to focus on the important work of moving cases forward and advocate for the very best outcomes for our clients.</p> <p>CRLAF will further expand community capacity by engaging local law students in the project through our longstanding collaboration with UC Davis' Immigration Clinic and La Raza Law Students Association. These students will gain valuable experience through interviewing clients, issue spotting, preparing demand letters, court documents, and participating in court proceedings. Law students will also provide one-on-one consultation and will assist attorneys in handling complex housing cases. We may also pull in additional volunteers from within our client communities to help with materials distribution. Finally, CRLAF will be in regular communication with a number of partner organizations doing similar work within our client communities.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**California Rural Legal Assistance, Inc.: Rural Eviction Defense Project**

<b>Current Services Eligibility:</b>	<p>There is consistent 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 advice and consultation, unlawful detainer workshops, renter education and outreach, training, legal representation, pre-eviction and eviction legal services, conciliation and mediation, and affirmative litigation for multiple housing issue areas. CRLA focuses its eviction defense efforts on resolving landlord-tenant disputes, preventing foreclosure, improving habitability, preventing homelessness, increasing housing stability, and increasing affordable housing through housing element advocacy, consistent with AB 164's permissible activities.</p> <p>CRLA has a long history of assisting 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; protected class members confronting housing discrimination, mobilehome owners seeking to enforce their rights under the Mobilehome Residency Law; and clients seeking to enforce tenant protections and housing laws. CRLA seeks to maintain health and safety code standards, supports the development of affordable housing, and advocates for access to income maintenance to improve housing stability. CRLA provides services regarding tenant rights and responsibilities, evictions, rental housing, mobilehome parks, employee housing, foreclosure prevention, and other housing situations impacting low-income populations.</p> <p>Using earlier EAF and NMS Homelessness prevention funding, CRLA created a housing helpline eviction defense pilot project, which we seek to sustain, deepen and expand through new formula funding.</p>
<b>Proposed Activities:</b>	<p>CRLA will expand its existing housing helpline and further transform its eviction defense efforts to (1) expand the existing Rural Eviction Defense Project into at least three additional counties and (2) prioritize unlawful detainer defense and defend significantly more tenants in court. The only way to keep tenants housed and prevent more families from becoming homeless is to represent tenants in court when they are being unlawfully evicted – and win those cases. Providing advice or threatening bad landlords with cease-and-desist letters, if not backed up by holding landlords accountable in court, is insufficient to prevent homelessness. CRLA will continue to provide pre-eviction advice and consultation to tenants through our housing helpline services, will expand renter education to improve housing stability through unlawful detainer workshops and know-your-rights materials, and will represent and defend those facing eviction through an expanded litigation unit.</p>
<b>Project Goals and Deliverables:</b>	<p>CRLA established three key goals in the original round of Homelessness Prevention funding: (1) to expand access to housing rights information in regions hardest hit by California's housing crisis; (2) to increase tenant defense assistance; and (3) to prevent eviction and displacement. As we piloted the housing helpline service model and now plan expansion into the Rural Eviction Defense Project, using new formula funding to deepen litigation services and expand renter education, these goals remain CRLA's focus.</p> <p>Once we have hired our additional staff, we expect to provide pre-eviction housing helpline services to a minimum of 100 individuals per month, including individuals</p>

	<p>eligible for legal advice and those eligible for information and referrals only based on alienage. We expect to provide additional eviction defense services, including representation, to approximately 10% of callers by the second quarter, after an initial ramp up period. We expect to provide legal education services to a minimum of 50 individuals per month.</p> <p>We are changing our intake and data collection processes to allow us to better measure economic outcomes. We plan on collecting monthly rent and housing size data so that we can determine how much we have saved community members by ensuring they stay housed. CRLA will continue to track and report all Main and Economic Benefits achieved in alignment with the outcomes reporting guidance in the State Bar's California Legal Aid Reporting Handbook.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>CRLA plans to use new formula funding to expand housing helpline services to Yuba, Sutter, and Colusa counties. In addition to adding service areas, we are expanding our litigation capacity so we can defend a significantly higher number of tenants in court in all 8 counties to be served under the new Rural Eviction Defense Project. The project will be staffed by trained, bilingual attorneys, advocates, and legal support staff. We provide culturally, linguistically, and community-responsive approaches to defend tenants against eviction and prevent homelessness. We will continue to provide pre-eviction housing helpline services. Tenants who are in the process of being evicted will be evaluated for more extensive services, including demand letters, negotiations with landlords, and, where there the tenant falls into a vulnerable client population or there is a defensible case, we will defend the tenant in court.</p> <p>The Rural Eviction Defense Project will be managed by two Legal Directors who will be supervised by CRLA's Director of the Rural Justice Unit. The Legal Directors will supervise two supervising litigation attorneys who will manage the two regional litigation teams. The Legal Directors and staff attorneys will also oversee the work of the non-attorney housing helpline staff.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**California Women's Law Center: 2021–2024 HP Formula Grant**

<b>Current Services Eligibility:</b>	<p>Over the last four 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 the Venice Community Housing Corporation, we initiated monthly clinics in response to beach area residents’ overwhelming need for assistance with their housing and tenants’ rights concerns. Over time the clinics have grown in scope, and now we are helping people from every part of Los Angeles County and beyond. Because of the COVID-19 pandemic, in March of 2020, the clinics were moved online and expanded to occur twice a month.</p> <p>Over the last four years, we have also engaged in impact litigation to protect affordable housing units in the beach areas and worked to keep tenants from being evicted due to the predatory tactics used by developers and landlords to evade state laws enacted to protect affordable housing.</p> <p>CWLC also partnered with the UCLA School of Law to initiate and fund the 2020-2021 Eviction Defense and Prevention Fellowship Program which trained eight UCLA Law School graduates in eviction defense and prevention work. The eight fellows were placed at five housing advocacy organizations, and served a total of 332 tenants over a twelve-week period, created new housing advocates, fostered new public interest attorneys, and sparked necessary tenant-protection legislation. Pursuant to our 2019 EAF Homelessness Prevention grant, we continue to participate in eviction defense representation efforts in the Los Angeles area.</p>
<b>Proposed Activities:</b>	<p>CWLC will grow our housing expertise by increasing services that will concentrate on the housing needs of military veterans and domestic violence (DV) survivors, especially as those needs have altered as a result of COVID-19.</p> <p>In order to accomplish this objective, we plan to expand our existing housing clinics with an added emphasis on assisting veterans and survivors of DV. CWLC will utilize our long-standing relationships with veteran and DV-centered QLSPs and community-based organizations to support and collaborate with these organizations to provide housing services and resources to these vulnerable populations. Based on the needs articulated by veteran and DV-centered QLSPs, CWLC will develop new veteran and DV-centered housing clinics and related materials which will generate trainings to benefit QLSPs and the people they serve. And, CWLC will partner again with UCLA for the 2021-2022 Eviction Defense and Prevention Fellowship Program.</p>
<b>Project Goals and Deliverables:</b>	<p>The goals of the project are to reduce unlawful evictions for low-income and housing insecure veterans and DV survivors of Los Angeles, work to ensure affordable housing is preserved in Los Angeles, and work to keep as many people in their homes as possible. To meet these goals, we will educate and assist low-income veterans and DV survivors at our online housing clinics, and work with veteran and DV organizations to utilize information learned from these sources to advocate for change at the state and local level. In addition, we will engage in impact work at the local level, as well as in the courts when necessary, to ensure that affordable housing protections in place are being enforced properly by local agencies. The information gleaned from our housing clinics and impact work will generate trainings for QLSPs on the most pressing tenant concerns.</p>

	CWLC will also partner with UCLA School of Law for the Eviction Defense and Prevention Fellowship Program to respond to housing concerns uncovered through the course of the fellowship.
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>For the housing clinics portion of the project, CWLC staff attorneys will attend, administer, and participate in every housing clinic. As mentioned, each housing clinic will be staffed with expert housing attorneys who volunteer their time to provide legal advice to the clinic participants. CWLC and the expert attorneys, in rotation at our clinics, will assist our efforts to increase client service. We also plan to train volunteer attorneys in our impact work promoting and protecting affordable housing in California.</p> <p>CWLC's executive director will provide supervision, feedback and assistance with policy and advocacy efforts.</p> <p>CWLC's development associate will coordinate outreach, scheduling and administration of the clinics.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Central California Legal Services: Tenant Assistance to Prevent Homelessness**

<b>Current Services Eligibility:</b>	<p>Central California Legal Services (CCLS) provides tenants with eviction defense services to protect their rights to safe and affordable housing, activities which qualify the program to receive funds through this Homeless Prevention Formula Grant program.</p> <p>Housing Team advocates provide in-court representation to prevent evictions, assist eligible tenants to resolve disputes and stop illegal actions by their landlord, and advocate to correct substandard housing conditions. CCLS staff provide community and faith-based groups with legal information on tenants' rights through educational materials and webinars. Team members (health, public benefits) help tenants stabilize their income by working to 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>Housing attorneys also ensure local governments comply with California Housing Element laws, which require them to plan for zoning and development of sufficient affordable housing, thus increasing very low-income families' access to safe, decent, affordable housing units. CCLS staff have brought lawsuits compelling landlords' attorneys to comply with federal debt collection law. Our Pro Bono Program (PBP) recruits private attorneys to assist with our housing clinics and to represent tenants, as needed.</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. These activities are carried out in partnerships with the Fresno and Tulare Counties Superior Courts.</p>
<b>Proposed Activities:</b>	<p>This project expands services to rural and underserved tenants in the counties of Merced, Fresno and Tulare. It will enable CCLS to add tenant protection services for residents in rural Merced County through the launch of housing resource centers at designated sites, similar to CCLS's current project in Tulare County. Project staff will work with libraries and community groups to improve rural tenants' access to needed services to avoid evictions.</p> <p>The project also restores CCLS's Habitability Clinic, an intern project with attorney supervision originally carried out in Fresno County only. This funding allows CCLS to expand the Clinic in Fresno County and into Tulare County. Attorney representation amplifies tenants' access to safe and decent housing, ensuring tenants obtain needed repairs without fear of retaliation from landlords, a common occurrence when tenants assert their rights.</p>
<b>Project Goals and Deliverables:</b>	<ol style="list-style-type: none"> <li>1. Merced Housing Resource Center(s): CCLS will hire 1.5 FTE attorney; 1 FTE Paralegal and a .5 FTE Legal Secretary to provide direct eviction defense services to eligible tenants throughout Merced County. Staff will identify potential community partners in daily contact with the target populations, and establish a resource center(s) site with broadband connectivity in rural communities where tenants can receive legal services (attorney may work remote) and educational materials, as well as other services clients need to further stabilize their housing situation.</li> <li>2. Housing Habitability Project: Assigned to this project is 1 FTE Attorney; 3FTE Paralegal and .5 FTE Legal Secretary to serve residents in Fresno and Tulare Counties. Services are provided with support of the paralegals working at remote locations where broadband technology is available (libraries) assisting tenants with</li> </ol>



	<p>their documents. The attorney is available to provide advice and/or representation as needed to enforce the tenant's rights to a habitable environment. If the landlord responds to such demands by retaliating, then the attorney can provide advice and/or representation as needed to prevent a retaliatory eviction.</p> <p>Project staff will prepare and/or adapt existing legal educational materials for trainings, and for distribution to the community. Staff will offer training and materials, and expand the project's legal resources throughout each county as appropriate, and by leveraging the resources of other service providers.</p> <p>These efforts will be led by the Housing Team Supervising Attorney, Ms. Brandi Snow. The CCLS Legal Director is available to provide supervision and guidance.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>1. Rural Housing Resource Center(s): CCLS will hire 1.5 FTE attorney; 1 FTE Paralegal and a .5 FTE Legal Secretary to provide direct eviction defense services to eligible tenants throughout Merced County. Staff will identify potential community partners in daily contact with the target populations, and establish a resource center(s) sites in a rural community where tenants can receive direct legal services and legal educational materials, as well as other services clients need to further stabilize their housing situation.</p> <p>2. Habitability Housing: Assigned to this project is 1 FTE Attorney; 3FTE Paralegal and .5 FTE Legal Secretary to serve residents in Fresno and Tulare Counties. Services are provided with support of the paralegals working at remote locations where broadband technology is available (libraries) assisting tenants with their documents. The attorney is available (remotely) to provide advice and/or representation as needed to enforce the tenant's rights to a habitable environment. If the landlord responds to such demands by retaliating, then the attorney can provide advice and/or representation as needed to prevent a retaliatory eviction. Project staff will prepare and/or adapt existing legal educational materials for trainings, and for distribution to the community. Staff will offer training and materials, and expand the project's legal resources throughout each county as appropriate, and by leveraging the resources of other service providers. Resources are allocated for data analysis and reporting.</p> <p>These efforts will be led by the Housing Team Supervising Attorney, Ms. Brandi Snow. The CCLS Legal Director is available to provide supervision and guidance.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Centro Legal de la Raza: Eviction Protection for Underserved Communities**

<b>Current Services Eligibility:</b>	<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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. Community outreach to provide know-your rights training and to inform tenants about the availability of our services.</li> <li>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.</li> </ol>
<b>Proposed Activities:</b>	<p>Our project will help prevent displacement and homelessness of low income tenants in Alameda County, therefore stabilizing communities and increasing the general public welfare. The tenants' rights team strives to prevent evictions and ensure that low-income tenants are living in safe and healthy homes free from harassment, retaliation, and unlawful rent increases. Additionally, we will ensure that tenants understand their rights and responsibilities under local housing law. This project would expand existing tenant legal services to low-income tenants of underserved communities. The project goals are to keep people housed, stop the wave of evictions, help tenants understand their rights and power, and deeply influence a housing discourse where legal providers are fighting for the community in ways that the community wants while building a group of community member leaders who become ongoing organizers for their housing spaces.</p>
<b>Project Goals and Deliverables:</b>	<p>This project would expand existing tenant legal services to low-income tenants of underserved communities in Alameda County by building upon the infrastructure of the Alameda County Housing Secure program. This project would ensure that low-income Alameda County tenants receive the services they need to ensure they are able to protect their rights and stay in their homes. Efforts will be focused on increasing access to tenant legal services and tenant rights awareness in communities that have high rates of low-income tenants at risk of eviction, but with little to no available resources. This includes both mono-lingual immigrant communities throughout the East Bay as well as smaller underserved geographies such as Tri-Valley and unincorporated rural areas that do not have a well established history of tenant protections and legal service providers or tenant</p>

organizers. Centro Legal will provide services to tenants from the greater Alameda County area, and target underserved extremely low-income tenants through culturally relevant and multilingual outreach efforts.

Centro Legal will provide legal consultations, legal representation, and KYR education to tenants. Legal services and tenant education for Spanish speakers can be provided by Centro staff. Services in other languages can be provided utilizing a translation service.

1. Upstream Prevention: Outreach and Know Your Rights Education  
 “By using legal advocacy to support organizing, community education, and leadership development, community lawyering allows lawyers to have a much larger impact than any one lawsuit.”

Centro Legal will provide Know Your Rights (KYR) community-based training to low-income, underserved populations, such as the African American community. By training community organization leaders, we seek to embed tenants’ rights expertise within the community itself, thereby better informing underserved communities of their rights and empowering them to seek legal services when faced with unlawful housing practices. This approach forms a bridge between outreach and legal services. A Centro Legal outreach coordinator will conduct outreach to community organizations, schools, and places of worship and coordinate KYR training for their staff and leadership. This ensures that the important groundwork for relationship and referral partner building in underserved communities happens.

2. Upstream Prevention: Pre-Eviction Consultations  
 Legal consultations and clinics provide broad access to legal advice. Tenants can get legal advice on a wide range of housing issues, and legal services providers can spot emerging issues and trends that are contributing to displacement and homelessness. Early intervention in landlord-tenant conflicts can prevent unlawful detainer (eviction) lawsuits from being filed and provide tenants with important information about how to exercise their rights and the resources available to them. Consultations are a very efficient way of preventing displacement since they can be made available to large numbers of people and can prevent resource-intensive litigation.

Legal consultation services are short-term, limited legal services that may include:

- (1) advice and counsel;
- (2) assistance completing forms or preparing correspondence;
- (3) supporting individuals in representing themselves;
- (4) assistance with reviewing contracts, letters, or written documents;
- (5) addressing issues related to Just Cause for Eviction Ordinance and Uniform Tenant Relocation Ordinance, and/or (6) other short-term, limited assistance aimed at preventing displacement.

Many of the legal consultations provided will take place through regularly scheduled drop-in clinics for tenants. These clinics are sited in key locations to ensure that underserved populations are able to utilize tenant legal services. Centro Legal has developed strategies to serve large numbers of people during shelter-in-place orders due to the coronavirus pandemic and will continue to provide services remotely. Moreover, we have developed an array of models and tools to deliver anti-displacement tools under a wide variety of conditions to make them accessible to tenants with disabilities, work obligations, child care demands, lack of access to technology, and other challenges.

We are committed to a community lawyering approach whereby legal services are integrated into the community. Clinics are located in various neighborhoods to ensure access to services for underserved communities. Centro Legal de la Raza has

operated regular clinics at the Eastmont and West Oakland public libraries since June 2019 and at our Fruitvale office for over ten years. We have found that the locations of the clinics can shape the demographics of the clients attending, and we intend to continue to site our drop-in clinics to address the need for racial equity in access to services.

### 3. Downstream Intervention: Legal Representation

While clinics and legal consultations provide essential breadth in anti-displacement services, legal representation provides equally necessary depth of services to keep tenants in their homes. The majority of tenants sued for eviction in unlawful detainer proceedings in Alameda County are unrepresented - based on court data, only approximately 20% of defendants receive some sort of legal assistance in the form of limited scope assistance or full representation. Research shows that low-income residents who have the right to stay in their homes need legal representation in order to make that right a reality. As Professor Matthew Desmond noted in his book, *Evicted: Poverty and Profit in the American City* (2016): "A program that ran from 2005 to 2008 in the South Bronx provided more than 1,300 families with legal assistance and prevented eviction in 86% of cases." A recent pilot program in San Francisco showed that approximately 63% of renters who had full scope representation succeeded in staying in their homes. Approximately, 35% of the represented renters were able to reach a move-out agreement that allowed them the time and resources needed to move out while also avoiding homelessness. In addition, preservation of an affordable tenancy for a low-income resident saves public spending on the production of more affordable housing and homelessness services. A report investigating New York City evictions found that establishing a right to counsel in eviction proceedings would save the city \$251 million annually in homeless shelter costs alone.

Legal representation services are more expansive than legal consultation and will be provided where it is determined that more extensive services are necessary or appropriate to prevent displacement. Such services may include:

- (1) Representing a tenant in negotiations aimed at avoiding the filing of an unlawful detainer action and/or a rent increase that would result in displacement;
- (2) Defending an unlawful detainer action;
- (3) Representing a tenant in negotiations for temporary or permanent household relocation to allow for the mitigation and remediation of habitability issues, such as health and safety code violations; and/or
- (4) Representing a tenant in an administrative hearings to address unlawful rent increases, decrease in services, uninhabitable conditions, reduction in housing subsidy, and/or termination of housing subsidy. Centro Legal provided 98 tenants with legal representation in 2020. We anticipate that the number of tenants who will need to access legal services will significantly increase soon and be crucial as eviction proceedings resume post-pandemic.

Proposed annual goals, outcomes, and impacts:

Goal 1: 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.

Provided on a monthly basis. 1 per month, totaling 3 per quarter, and 12 per year, 36 over the duration of the grant period.

Workshops and know-your-rights presentations will be conducted at community-based sites, such as schools, community centers, libraries, and places of worship or

	<p>via zoom. The team will also work to train community leaders to generate widespread grassroots knowledge of tenants' rights.</p> <p>Goal 2: Legal consultation. Provide excellent and equitable legal consultation eviction defense services to tenants. 160 legal consultations per year, totaling 490, which includes 10 for December 2021.</p> <p>Goal 3: Legal representation. Provide excellent and equitable full representation eviction defense services to tenants. Select cases for litigation for strategic and systemic impact. Legal representation for 36 tenants per year, totaling 109 over 3 years, which includes 1 for December 2021.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Centro Legal has substantial experience working with non- and limited English speakers. The majority of our Tenants' Rights Practice staff are multilingual. Attorneys and paralegals speak the following languages: Spanish, Hindi, Mandarin, and Arabic. We incubate community empowerment by advocating for positive change in local and state governments, creating meaningful dialogue on issues through our communications and media strategies, and by engaging in true, collaborative based, community lawyering. Finally, we ensure equity through high quality bilingual legal services and courtroom advocacy.</p> <p>The Tenants' Rights Practice consists of 26 full time employees. The Practice is managed by Directing Attorney and Interim Co-Executive Director, Monique Berlanga, and supported by Litigation Director, Jesse Newmark. Monique, Managing Attorneys Reetu Mody and Mihaela Gough, and Supervising Attorneys Samantha Beckett, Henrissa Bassey, and David Hall provide direction, support, and supervision for all Tenants' Rights Staff. The project will be staffed by staff attorney(s), hired consistent with the funding level allocated.</p> <p>The project will leverage pro bono and law student support, particularly through Centro Legal's Tenants' Rights Practice's partnership with Berkeley Law's Student Initiated Legal Services Project. All pro bono attorneys and law student volunteers undergo training by Centro Legal attorneys. All volunteer activities are in a clinical setting, where there are at least two Centro attorneys providing real time supervision.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Child Care Law Center: Child Care Justice Helps Families Stay Housed**

<b>Current Services Eligibility:</b>	<p>The Child Care Law Center provides these services to defend tenants in landlord-rental disputes: limited scope representation, counseling, advice and consultation, mediation, training and renter education.</p> <p>Limited representation includes defending home-based child care providers from harassment, discrimination and threatened evictions. Landlords, property managers, and homeowners' associations (HOAs) use these unlawful tactics against tenant-providers simply because they operate a licensed child care.</p> <p>Counseling, advice and consultation includes advocating on behalf of tenant-providers applying for rental housing, communicating housing rights to prospective landlords and HOAs, technical assistance to QLSPs and answering questions from individuals.</p> <p>CCLC assists homeowner-providers who have trouble with HOAs. HOAs often harass providers because they operate family child care homes.</p> <p>Renter education and training includes housing rights workshops for providers, QLSPs, government agencies and advocates highlighting protections under the California Day Care Facilities Act. CCLC publishes and updates educational material on housing and other legal topics impacting child care providers and families, including materials for landlords and homeowners' associations.</p> <p>CCLC assures families with low incomes receive benefits to protect their housing stability. Child care subsidies - in the form of vouchers or enrollment in state-funded programs - are necessary for families to meet high child care expenses so they can work to provide housing and other basic needs. CCLC engages in limited scope representation, assists with appeals, enforces eligibility rules, and intervenes on behalf of families with government agencies.</p> <p>CCLC publicizes information about eviction moratoria and rental assistance to its email list of 8000 individuals, plus social media.</p>
<b>Proposed Activities:</b>	<p>CCLC will prevent homelessness by assisting family child care providers with low incomes exercise their right to remain in, or procure, rental housing under existing laws. CCLC protects providers' affordable rental housing by ensuring landlords do not unlawfully raise rents, threaten eviction or require increased deposits on the basis of operating a family child care home.</p> <p>The majority of California family child care providers are low-income women of color and have been severely impacted by the housing crisis. When landlords pressure them into moving or refuse to rent to them, they strip away their livelihood and home.</p> <p>CCLC will ensure that families with low incomes receive child care subsidies. These subsidies are a government benefit worth around \$1000 per month, per child, and alleviate the stress of choosing to pay rent, or pay for child care. Child care subsidies help families continue working, and increase their housing stability.</p>
<b>Project Goals and Deliverables:</b>	<p>Goal #1 - Child care providers keep and expand their homes and businesses. When child care providers know their rights and have the ability to advocate for themselves, they can live with security, dignity and agency. Providers will maintain and/or improve their housing options, giving them the ability to continue to provide child care in their home, which will prevent homelessness and directly contribute to their economic stability (and that of the families in their care).</p> <p>CCLC will:</p> <ul style="list-style-type: none"> <li>• Create 2 "Know Your Rights" animated videos addressing housing rights</li> </ul>

	<ul style="list-style-type: none"> <li>• Translate the animated videos into 4-7 languages to increase accessibility</li> <li>• Respond to requests for technical housing assistance from QLSP attorneys</li> <li>• Work with QLSP and DFEH attorneys to file housing discrimination claims</li> <li>• Respond to requests from providers on housing and zoning issues</li> <li>• Host 6 community legal education trainings on housing protections</li> <li>• Increase publication translation and dissemination - adding an additional 3 new languages</li> <li>• Update current Frequently Asked Question publications (“FAQs”) and develop new publications based on feedback from the field</li> <li>• Identify potential “Source-of-income” litigation</li> </ul> <p>Goal #2 -Families securing child care subsidies (with eliminating family fees), will allow families to keep their current housing and/or secure a new permanent housing. Securing subsidies and stabilizing housing also alleviates stress and allows families to take care of other basic necessities. CCLC’s work with QLSP attorneys will increase the capacity of QLSP attorneys to assist their clients obtaining these subsidies. CCLC will provide limited scope representation, assist with appeals, enforce eligibility rules, and intervene on behalf of families with government agencies.</p> <p>CCLC will:</p> <ul style="list-style-type: none"> <li>• Create 2 one-page newsletters about new laws and the impact on families</li> <li>• Provide monthly eblasts with tips and best practices for QLSP attorneys</li> <li>• Respond to requests for technical assistance from QLSP attorneys</li> <li>• Respond to requests for assistance from families</li> <li>• Provide 2 QLSP trainings regarding child care subsidies</li> <li>• Survey QLSP attorneys for advocacy suggestions</li> <li>• Monitor the implementation of the new Stage 1 rules at county level by collecting data</li> <li>• Conduct community outreach efforts to grassroots community groups</li> <li>• Hire a community advocate whose job is to help families obtain child care benefits</li> </ul>
<b>Project’s staffing, including supervision and use of volunteers:</b>	<p>This project is currently staffed by one full-time attorney, one part-time attorney, one part-time communications associate, one part-time community advocate, and a project supervisor. The project supervisor is the Co-director of Legal and Legislative Advocacy. We do not use volunteers. We anticipate adding one more staff person to accomplish our goals.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Coalition of California Welfare Rights Organizations: Public Benefit Advocacy and Support for California's Homeless**

<b>Current Services Eligibility:</b>	Currently, CCWRO provides services to QLSPs clients in the form of representation, litigation, and advocacy for individuals 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 scope of services to include expert advice and legal analysis of recent developments in housing, homelessness, and public benefits policy. CCWRO created a blog, Homelessness News and Notes, as well as published newsletter articles that analyzed policy issues and laid out step by step guidance, in plain language, to assist service providers and their clients in navigating the housing benefits system.
<b>Proposed Activities:</b>	Commencing December 1, 2021, CCWRO will utilize this funding to expand its services to all Californians who are housing insecure by providing technical assistance, research and representation to QLSPs serving clients with landlord-tenant issues that can be resolved by securing public benefits for their clients. CCWRO will provide, among other resources, (1) technical assistance, representation, co-counseling to IOLTA QLSPs and their clients; (2) trainings for legal aid attorneys and staff; (3) know-your-rights and other presentations for persons experiencing homelessness or at risk of eviction through tenants' rights organizations and homeless service centers; (4) newsletters, blog posts, and action items concerning policy changes that affect low-income tenants; (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 through a bank of safety net programs available to avoid landlord-tenant disputes that result in evictions.
<b>Project Goals and Deliverables:</b>	Commencing December 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 landlord-tenant 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) monthly newsletters, blog posts, and action items concerning policy changes that affect low-income tenants and persons experiencing landlord-tenant 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.
<b>Project's staffing, including supervision</b>	CCWRO is a tight-knit group of an executive director/advocate, a directing attorney, a supervising attorney, a staff attorney, support staff and a researcher. While current services do not utilize volunteers, some services, such as presentations given via the internet (while in quarantine) to nonprofit partners and their clients, will require volunteer recruitment, such as law school or social work students.



and use of volunteers:	
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Community Legal Aid SoCal: Homelessness Prevention Formula Grant #3 2021-2024**

<b>Current Services Eligibility:</b>	Community Legal Aid SoCal (CLA SoCal) has worked for decades on fair housing and eviction defense for low-income residents of Orange and Los Angeles Counties. Over the past five years, we have handled more than 20,000 housing and homelessness cases at all levels of service. These cases include unlawful detainers, habitability, and public benefits advocacy, including work on Section 8 cases. We have also provided significant and successful advocacy to protect “housing of last resort,” affordable housing mandates, and the civil rights of neighbors who are homeless, including those with mental and/or physical disabilities. We participate in county-wide Right to Counsel coalition in Los Angeles County, and help operate pro bono housing clinics in Orange County. Finally, we also conduct EAF Partnership grant-funded Unlawful Detainer workshops at the superior courthouse in Norwalk.
<b>Proposed Activities:</b>	Funding will be used to expand Community Legal Aid SoCal’s (CLA SoCal’s) ability to provide free legal services to indigent clients to prevent homelessness and support sustainable housing and continue advocacy work that would otherwise lose funding at the end of 2021. Services will include eviction defense, legal services to improve habitability, advocacy to obtain or preserve eligible income or benefits to improve housing stability, legal help for persons displaced because of domestic violence, and homelessness prevention. This funding will provide critical support to our Housing and Benefits attorneys so they can work at the top of their license. It will allow our Intake Unit to more efficiently handle advice and counsel for housing matters and provide assistance for emergency housing matters. Finally, it will allow us to continue meaningful systemic advocacy on matters that affect stable housing following expiration of other funding.
<b>Project Goals and Deliverables:</b>	The goals of this project are twofold: first, to expand CLA SoCal’s capacity to serve clients who are at risk of losing their housing; and second, to continue advocacy work that supports our neighbors in their pursuit of financial and housing stability. Because homelessness and its root causes are so pervasive – especially as we continue to grapple with COVID-19 – CLA SoCal will use these funds to pursue several objectives: 1. PROVIDE TARGETED ADVICE AND COUNSEL ON HOUSING MATTERS. CLA SoCal seeks to hire an Intake and Assessment attorney who will work with IAU Paralegals to provide high-quality legal advice and counsel to 300 clients who have housing problems over three years. 2. PROVIDE IMMEDIATE LEGAL HELP TO CLIENTS WITH HOUSING EMERGENCIES. The IAU Housing Attorney will also dedicate time to helping 120 clients with motions to set aside, stays of execution, and last-minute answers over three years. 3. EXPAND LEGAL ASSISTANCE TO CLIENTS WITH HOUSING CASES. Our Housing Paralegal will work with our Housing Unit team to help provide high-quality legal assistance (advice and counsel, brief service, and extensive service) on 460 housing cases over three years. As part of their duty, this position will work with clients and provide critical assistance to attorneys who currently lack adequate paralegal support. 4. EXPAND LEGAL ASSISTANCE TO CLIENTS WITH BENEFITS CASES. Our Economic Maintenance Paralegal will work with our EMU team to help provide high-quality legal assistance (advice and counsel, brief service, and extensive

	<p>service) on 200 benefits cases over three years. As part of their duty, this position will work with clients and provide critical assistance to attorneys who currently lack adequate paralegal support.</p> <p>5. EXPAND CAPACITY OF CLA SOCAL to CHALLENGE SYSTEMIC HURDLES AND INEQUITIES IN LOCAL and STATE HOUSING AND BENEFITS SYSTEMS. CLA SoCal litigation staff have keen insights into systemic problems that affect their clients, as well as emerging trends that may become problems for neighbors living in poverty. This grant will add capacity to CLU to investigate these issues and pursue some of them through allowable advocacy and/or impact litigation. Because of the nature of complex litigation, we cannot commit to a certain number of cases; however, these CLU staff will meet monthly with Housing and EMU staff to discuss new issues and investigations underway, with a goal of investigating three systemic housing and/or benefits issues annually.</p> <p>6. PROVIDE ADDITIONAL LEGAL ADVOCACY EXPERTISE TO COMMUNITY LEADERS. Our Complex Litigation Unit has been quite successful over the past several years in making systemic progress towards protecting affordable housing and advocating for the rights of individuals who are unhoused. This grant will allow our staff to meet at least quarterly with community leaders to discuss issues affecting housing stability and/or financial stability in our region and potentially investigate and pursue systemic action.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>1) A new Housing Unit Paralegal will work with the Housing team to assist in a range of housing cases, including non-litigated cases such as illegal lockouts and short-term rental assistance agreements; they will also assist attorneys as they provide legal services for unlawful detainer (UD) cases. Hiring of this position will help our staff attorneys to work at the top of their license.</p> <p>2) A new Intake and Assessment Unit (I&amp;A) Staff Attorney will oversee counsel and advice or referrals to many of the tenants who contact CLA SoCal through our Hotline or online intake system. In addition, they will help respond to Stays of Execution, Motions to Set Aside, and law minute Answers.</p> <p>3) A new Economic Maintenance Unit (EMU) Paralegal will work with the EMU team to assist in providing legal assistance on income maintenance issues including obtaining or preserving benefits to which the client is entitled. Hiring of this position will help our staff attorneys to work at the top of their license.</p> <p>4) Complex Litigation Unit (CLU) Staff Attorney(s) will work with our Housing and EMU units, as well as community-based organizations, on systemic housing and benefits issues that impact the ability of vulnerable residents to stay housed. Each position will be overseen by their respective Supervising Attorney (CLU, EMU, or Housing) or Directing Attorney (I&amp;A). We anticipate that the CLU Attorneys will work with pro bono, but do not anticipate heavy involvement by volunteers with other grant-funded staff at this time.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Community Legal Services in East Palo Alto: CLSEPA HP III Formula Grant: Preventing Displacement and Preserving Affordable Housing**

<b>Current Services Eligibility:</b>	<p>CLSEPA's Housing Program helps low-income families remain in safe, habitable homes, combat unlawful abuses and evictions, and prevent homelessness and the displacement of a diverse low-income community. To achieve these tenant protection goals, we engage in the following strategies:</p> <ul style="list-style-type: none"> <li>- 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 Mandatory Settlement Conference (MSC) courthouse clinic where we help unrepresented families in eviction proceedings settle their cases and avoid displacement and homelessness. When possible, we intervene early in the process to push back against invalid eviction attempts. If that fails, we represent some families throughout their entire eviction case. Last fall, we worked with the Superior Court to establish procedures for use of Zoom at MSC and have continued working with the Court to fine tune best practices.</li> <li>- 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.</li> <li>- Community Outreach and Education: We partner with community-based organizations and provide outreach to educate and empower tenants to exercise their rights. Last year, we created eviction moratorium and AB 3088 know-your-rights materials in English and Spanish, publicizing them through our website and partners like food banks.</li> </ul>
<b>Proposed Activities:</b>	<p>Community Legal Services in East Palo Alto (CLSEPA) will expand our services to address housing instability effectively and efficiently as our community faces a possible eviction crisis when COVID-19 related tenant protections expire.</p> <p>CLSEPA will provide legal education, advice, and representation to tenants facing immediate housing instability due to unpaid rent or conflicts with their landlord. We will respond to evictions by providing legal advice and assistance to individuals before eviction cases are filed and throughout the court process and developing clinics with volunteers to increase capacity to respond to eviction filings. We will continue to provide legal education, advice, and assistance for other issues that threaten housing stability such as habitability concerns, unaffordable rent increases, and unlawful harassment and discrimination. CLSEPA may also provide services to promote long-term housing stability for tenants impacted by COVID-19 by assisting tenants facing legal issues related to the collection of COVID-19 rent debt.</p>
<b>Project Goals and Deliverables:</b>	<p>The goal of this project is to expand the legal services provided by CLSEPA's Housing Program as our community faces a possible eviction crisis when the legal protections passed in response to the COVID-19 pandemic begin to expire. Through this project, CLSEPA will expand our Housing Program's capacity to respond to the urgent eviction crisis through pre-eviction and eviction legal services while also providing services to promote housing stability and prevent homelessness for community members not facing the immediate threat of eviction. CLSEPA will provide legal education, advice, consultation, and representation to community</p>

	members facing housing instability. CLSEPA will assist at least 240 community members in landlord-tenant conflicts, such as pre-eviction and eviction proceedings, unaffordable rent increases, unhealthy living conditions, harassment, discrimination, and legal issues related to COVID-19 rent debt.
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>CLSEPA has 40 staff members across our three programs. Staff members share a passion for social justice and racial equity which drives our mission and our daily work. Our dedicated volunteer Board of Directors is responsible for governance, with daily oversight of programs and operations led by our Executive Director. The Management Team consists of the directing attorneys for each of our practice areas--Housing, Immigration, and Economic Advancement--as well as the Deputy Director, Director of Finance, Director of Strategic Partnerships, and a staff representative. The Housing Team is described in the previous response.</p> <p>In addition to CLSEPA's paid staff, our numerous volunteers, including attorneys, paralegals, and law students, are actively supervised by CLSEPA attorneys. Additional volunteers help on occasional projects as needed, such as document translation and/or interpretation skills.</p> <p>Pro bono volunteers from law firms and/or companies expand the impact of our work by taking on cases. CLSEPA staff attorneys are available to discuss case strategy and review work products of pro bono attorneys. CLSEPA offers ongoing training, mentorship, and coaching opportunities to pro bono partners, and most partner firms and companies have internal expertise built from years of pro bono practice.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Contra Costa Senior Legal Services: HP III Formula**

<b>Current Services Eligibility:</b>	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 clients served during fiscal year 2020-21, 40% focused on housing (up from 31% in FY 2019/20). Housing issues range from assistance with publicly subsidized housing, eviction defense, preservation of housing, and improving housing conditions.
<b>Proposed Activities:</b>	CCSLS is proposing to offer expanded follow-up services to those aged 60 and over who are at imminent risk of homelessness e.g., those who are housed, but have received a judgment for eviction. The Project will provide funding for the outreach staff support required to reach seniors about our housing and eviction defense services. We plan to go beyond legal assistance to coordinate with key partners -- including social workers, rental assistance program administrators, and free housing search and placement services -- to ensure a soft landing if eviction does occur or a senior is priced out of existing housing as a result of a rent increase. This grant will add hours to housing attorneys to participate in inter-agency collaborations including multi-disciplinary meetings organized by the County's Health, Housing and Homeless Services team as part of the County's Homeless Continuum of Care (CoC) to identify systemic improvements to prevent homelessness.
<b>Project Goals and Deliverables:</b>	<p>Goal: Keep Seniors in Their Homes</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>- Outcome measure: Presentations and/or dissemination of legal education information</li> <li>• Objective 2: Help prevent eviction and/or enforce tenants' rights.</li> <li>- Outcome measure: At least 100 individuals assisted with housing preservation per contract year; at least 60% of housing clients report that CCSLS' legal assistance helped resolve their legal issue</li> </ul>
<b>Project's staffing, including supervision and use of volunteers:</b>	The Executive Director will serve as the Project Manager for the Homeless Prevention project, guided by a project work plan, and will be responsible for project reporting and compliance. Our Supervising Attorney, with over 11 years of experience in landlord-tenant law, oversees housing cases. Increasingly our other staff attorneys and volunteer attorneys are handling housing case overflow as the caseload exceeds the capacity of the Supervising Attorney. In order to meet the anticipated increase in eviction and foreclosure cases, we will increase hours dedicated to such cases by our staff attorneys. Our Supervising Attorney will devote increased time to overseeing strategy and quality assurance activity. We will also engage one or more volunteer attorneys with knowledge of housing issues. Our Outreach Coordinator and Director of Development and Special Projects will dedicate efforts to reaching seniors in need of housing related legal services through traditional and social media and a Google ads campaign, which we recently launched and is proving effective. A text message client survey will enhance program evaluation and inform course corrections toward improved impact. We will hold periodic "pause and reflect" sessions with internal project team members and relevant partner organization representatives to inform project learning and adaptation. The sessions will include analysis of changes in the project implementing environment, caseload trends, case outcomes, effectiveness of

	outreach methods, and success of different legal assistance strategies. The project work plan will be updated after each pause and reflect session.
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Disability Rights California: Homelessness Prevention for People with Disabilities**

<b>Current Services Eligibility:</b>	Disability Rights California (DRC) currently delivers an array of services, including eviction defense and other tenant defense assistance, to persons with disabilities through a statewide intake/advice line that is staffed by 28 attorneys, advocates, and pre-intake assistants; virtual and in-person clinics. In addition, DRC's Civil Rights practice group provides individual and group representation including affirmative litigation to prevent homelessness, increase affordable housing, and improve habitability. Because of the ongoing COVID-19 pandemic, most of our work is done virtually and the large majority of our staff is working primarily from home because of social distancing rules. The majority of our staff dedicated to homelessness prevention work are funded under the current National Mortgage Settlement Homelessness Prevention (NMS-HP) grant.
<b>Proposed Activities:</b>	DRC will expand our existing work into the Housing Stability Project ("HSP") whereby we will operate a statewide advice line to provide services ranging from information and referrals to full scope representation in administrative and judicial hearings. The HSP will assist persons with disabilities to remove barriers to obtaining housing; prevent loss of housing; correct habitability, safety, and accessibility issues; challenge housing discrimination; and protect tenant rights. Along with direct services to individual clients, our team will focus on outreach into the community using adult learning and accessibility principles. Services will be provided by attorneys and legal advocates, in addition to three social workers. Our Social Work team will focus on connecting clients with available social services, financial resources, and navigation assistance in support of their housing goals. DRC will also fund affirmative litigation by the Civil Rights practice group to increase affordable housing, improve habitability, and prevent homelessness.
<b>Project Goals and Deliverables:</b>	Our goal is to provide direct legal services to people with disabilities who are facing various barriers to stable housing. We aim to provide the following legal services annually: approximately 400 counsel and advice, 100 UD answer or other responsive pleadings filings and/or reasonable accommodation request letters, 100 negotiations, administrative hearings and/or direct representation in court, and 3 affirmative litigation cases to prevent homelessness, correct habitability, address accessibility, and protect tenants' rights. Finally, we will provide outreach to the community in the form of 20 in-person and virtual clinics, trainings, and/or workshops on various housing and consumer topics. We also hope to produce at least 6 video and visual aids to complement our publications and trainings and allow for us to reach clients with different learning styles and abilities. As we network with various legal agencies and community-based organizations, we also hope to provide 15 trainings and technical assistance to service providers on various disability-rights specific topics that affect clients' housing stability.
<b>Project's staffing, including supervision and use of volunteers:</b>	The project will be funded by a mix of HP III, NMS-HP, and some supplemental federal funding. The overall project will be overseen by the Director of the Legal Advocacy Unit. The HSP direct services team will be led by two supervising attorneys and will include four staff attorneys, three social workers, three advocates, and one legal support staff. One lead social workers will be responsible for supervising the two other social workers. The team responsible for impact litigation will be lead by two litigation counsels, at least two staff attorneys, and



	<p>two legal support staff persons partially funded by this grant. In addition, a new data analyst will be partially funded by this grant to help with data reporting.</p> <p>All legal staff funded by this grant will discuss cases during weekly case reviews, including selection of cases and what level of service to provide. Clients that are accepted for litigation or administrative hearing representation will be assigned to attorneys. Trends will also be tracked for potential impact litigation opportunities that will be overseen by one of the Litigation Counsel funded by this grant. Clinics and trainings will be developed and conducted by attorneys, advocates, and social workers, depending on client need and with input from community partners. Each HSP staff member will be required to develop partnerships with community-based organizations to help develop clinics and trainings and help us outreach to underserved communities of color and rural communities. Currently, we do not expect to use volunteer attorneys or clerks.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Disability Rights Education and Defense Fund: Removing Barriers to Housing Security**

<b>Current Services Eligibility:</b>	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.
<b>Proposed Activities:</b>	DREDF will use funding to continue to amplify disability-related housing interconnections that have not yet received the attention they deserve. A centerpiece of this work will be training and supporting legal services and fair housing advocates on the front-lines of eviction defense and habitability work. The project will highlight ways in which entitlements to "long term services and supports" (LTSS) and Home- and Community-Based Services (HCBS) can be used to help Californians live independently in the community.  California's widespread affordable housing crisis is having a significant impact on low-income people with disabilities across the state. These Californians (and their advocates) may experience housing loss while unaware of the disability rights entitlements that could have kept them in place. Their resources—often fixed incomes—are frequently insufficient for rehousing when they become unsheltered due to eviction, disaster or gentrification, or when they seek to enjoy mandated rights to community living.
<b>Project Goals and Deliverables:</b>	California is in an affordable housing crisis. There is also a lack of accessible housing stock due to noncompliance with long-standing obligations for disability access features. This is particularly true for the multi-family buildings in which low-income families often reside. Illegally inaccessible dwellings mean more competition for fewer accessible units. When this confluence of factors forces individuals or families onto the streets, the financial and social costs of addressing their needs skyrockets. This project will seek to address barriers to housing through training and technical assistance as follows:  Training: Californians with disabilities are sheltered by a range of state and federal disability rights laws. These statutes can be used to help maintain individual housing, and to expand general availability of affordable accessible housing stock. Key state laws include the California Fair Employment & Housing Act (FEHA); California Government Code Section 11135; and the California Disabled Persons Act (CDPA). Key federal laws include Section 504 of the Rehabilitation Act of 1973; the Fair Housing Amendments Act (FHAA); and the Americans with Disabilities Act (insofar as it pertains to housing provided by state and local governments). While some advocates are aware of these laws, they may not understand the full scope of these entitlements, or the ways in which they can be brought to bear in systemic

advocacy. Given crushing caseloads, advocates may also simply lack the time needed to develop disability rights arguments on their own.

DREDF proposes to train front-line advocates to better understand several critical, but distinct, types of entitlements. We propose a series of trainings to be held each year. We would also reserve a yet-to-be-determined training as new statutes, regulations, or other opportunities arise. All trainings will provide ASL interpretation, real-time captioning, and will be recorded, closed-captioned, and added to our Housing Advocacy pages at <https://dredf.org/public-policy/housing/>.

Trainings would include:

- The Basics. Reasonable Accommodations in California Housing: The right to individualized reasonable accommodations, including modifications to facially neutral policies, practices and procedures. These entitlements can be plead as affirmative defenses in eviction proceedings, or pursued proactively through administrative or judicial complaints. Asserting accommodation rights can preserve housing in the face of what would otherwise be a valid eviction or denial of housing.
- California Home- and Community Based Services 101: How a tenant's need for HCBS may trigger reactions to general housing policies.
- Long Term Supports and Services: LTSS resources that might be available to help address housing costs. Medi-Cal-funded LTSS includes medical and non-medical services such as personal care support (e.g., toileting, bathing, dressing) and housekeeping support (e.g., cleaning, food preparation, household errands). LTSS can help maintain people in existing housing after they acquire disabilities or experience new levels of impairment due to illness, accidents or aging. It can also enable them to move out of institutions that do not appropriately meet their needs.
- Development and Accessibility: The legal mandates imposed on developers and providers to include critical disability access features when building or renovating housing stock. Advocates aware of these obligations are well-positioned to evaluate and help ensure local compliance, given their familiarity with community demographics, local zoning and permit-approval considerations, and the type(s) of funding available for housing construction and operation in their communities. This type of building code-related knowledge and enforcement is particularly crucial at this juncture, when reactive planning and construction is underway to replace the large amount of housing stock destroyed in recent California disasters. It is equally important to jurisdictions that have thus far been spared. Proactively evaluating survivability of housing stock is now a priority for many communities, given the clear trend towards more frequent and widespread natural disasters in the future.
- Using Disability Rights Protections to Challenge Anti-Homelessness Ordinances: Local ordinances prohibiting sleeping and camping outside or in vehicles especially affect people with disabilities experiencing homelessness who may not be able to comply with these ordinances for disability-related reasons including lack of access to shelters and long-term housing. This training would provide an overview of disability rights protections in the context of homelessness criminalization including a discussion of recent cases that have utilized disability rights arguments to create more accessible policies in our communities.
- Disability Access in California Courts including Pandemic-Related Considerations (as needed): Training will provide a range of disability access obligations, the process for requesting reasonable accommodations and effective communications, and a number of pandemic-related court access barriers and potential solutions. Trainings will be advertised to all QLSPs and through social media and our digital mailing list. Our 2021 housing trainings had an average live attendance of 60 and 47 views each online.

Technical Assistance: We will provide technical assistance on disability and housing to advocates working on housing stability issues across California, particularly in

	<p>rural and underserved areas. Trainings always trigger requests for technical assistance, and technical assistance contacts broaden our knowledge of barriers, opportunities, and good practices throughout the state, which we can further share.</p> <p>Technical assistance will also include written technical assistance briefs, and articles in our DREDF Monthly digital newsletter. Examples of existing housing TA briefs are Know Your Disability Rights in California: Rental Housing &amp; COVID-19 (<a href="https://dredf.org/wp-content/uploads/2021/05/Know-Your-Rights-in-California-COVID-19-and-Housing-Final-5-27-2021-v1.pdf">https://dredf.org/wp-content/uploads/2021/05/Know-Your-Rights-in-California-COVID-19-and-Housing-Final-5-27-2021-v1.pdf</a>) and Legal Obligations, Model Policies, and Practices to Support Persons with Disabilities in the Coordinated Entry System Process (<a href="https://dredf.org/wp-content/uploads/2018/05/DREDF-Guide-Legal-Obligations-Model-Policies-and-Practices-on-Disability-for-Coordinated-Entry-Systems-May-2018.pdf">https://dredf.org/wp-content/uploads/2018/05/DREDF-Guide-Legal-Obligations-Model-Policies-and-Practices-on-Disability-for-Coordinated-Entry-Systems-May-2018.pdf</a>)</p> <p>Technical Assistance materials will be distributed to CA QLSPs and posted on DREDF's Housing Advocacy webpage.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Any potential Project staff will coordinate with DREDF's Executive Director, Legal Director, and IOLTA Director at the outset of the Project, to ensure that all DREDF staffing and work is appropriately allocated across all of our legal services grants. Specific supervisory and junior attorneys will be assigned to staff this Project. Assigned Project staff will confer regularly with the Legal Director and IOLTA Director as to planning and progress, to ensure that the Project is on track, and to coordinate Project activities with other legal services grant work. Particular attention will be given to coordinating this Project with the housing-related aspects of DREDF's other legal services-funded work. Project staff will also offer updates and seek feedback from all DREDF staff at general office meetings. As always, DREDF remains board- and staff-led by people with disabilities and parents of children with disabilities. The Project will be informed by insights from the lived experience of all staff, as well as by insights from external contacts. These various avenues of connection will ensure that the Project benefits from information gleaned from DREDF's close relationships with and involvement in the broader disability and legal services communities.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Disability Rights Legal Center: Disability Rights Homelessness Prevention**

<b>Current Services Eligibility:</b>	<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 the 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>
<b>Proposed Activities:</b>	<p>During the grant period, the DRLC will investigate and find an impact litigation case related to a homelessness prevention for people with disabilities, with the objective of creating short- and long-term injunctive relief to alleviate housing issues for people with disabilities.</p> <p>Additionally, the DRLC will aim to provide direct services for at least 25 individuals related to improvement of habitability, access to affordable housing, and access to benefits that will support housing.</p> <p>Finally, DRLC attorneys will produce and widely disseminate informative resources covering housing issues.</p>
<b>Project Goals and Deliverables:</b>	<p>Goal 1 – Investigate and find an impact litigation case related to homelessness prevention issues. The objective of this case would be significant impact for 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 CLRC webinars covering housing rights and issues for people with disabilities, including cancer, and seek to disseminate webinars widely to other organizations and groups that can share with their constituents.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The structure of the program will include supervision from both the Litigation Program and the Cancer Legal Resource Center. The Litigation Director, Mr. Christopher Knauf, who has over 15 years of disability rights legal practice will oversee any staff representation for impact litigation or direct representation. Chris oversees a team of three attorneys who specialize in disability rights and has indirect supervision over an administration team of four as well.</p> <p>The CLRC is managed by Co-Directors, both attorneys who specialize in issues related to cancer. They will oversee all activities related to the CLRC and implement the outreach and webinar directly.</p>

**2021-2024**  
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**PROJECT PROFILE**

**Elder Law & Advocacy: Elder Tenant Assistance Project Expansion (ETAP Expansion)**

<b>Current Services Eligibility:</b>	<p>Elder Law &amp; 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&amp;A received Equal Access funding to start the Elder Tenant Assistance Project (ETAP) in October 2019. With the NMS HP Formula Funding, EL&amp;A continued the ETAP program through 2023. 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, this project has also provided timely information to elder tenants about federal, state and local eviction moratoria. This has become an emergent, fluid issue due to the pandemic. Beginning October 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. There likely will be unforeseen legal issues requiring thoughtful responses on a case by case basis. In addition, many tenants will face complex laws affecting COVID-19 rental debt collection and rental assistance programs.</p>
<b>Proposed Activities:</b>	<p>This project will provide intensive legal services to at-risk seniors in order to assist clients in reaching a pre-trial resolution, help project clients avoid Unlawful Detainer judgments and subsequent negative entries in background check databases, and secure adequate time for clients to locate appropriate housing. ETAP Expansion anticipates being able to help clients remain in their units, should that be desirable and financially feasible. The project will 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. Project goals will include assisting clients to resolve serious habitability issues, which often lead to loss of housing and homelessness.</p> <p>Education and access to legal tools is imperative to successful resolution and prevention of unlawful detainers. In order to meet a larger number of renters, project goals will include presentations and the creation of a resource library.</p>
<b>Project Goals and Deliverables:</b>	<p>What ETAP Expansion 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 40 clients during each Grant Year (depending on funding)</p> <p>Activity 2: Renter education - community education presentations to elder tenants or Community Based Organizations, focusing on tenant rights and informing older adult tenants of the importance of avoiding eviction.</p>

	<p>Key Goals: Promote awareness by older adult tenants, and community groups which serve the target population, of tenant rights and responsibilities under current laws</p> <p>Deliverables: Conduct 8 virtual or in-person presentations during each Grant Year (depending on funding)</p> <p>Activity 3: Education Library – Creation of an education library including self-help resources and informational brochures tailored to the needs of our clients.</p> <p>Key Goals: Promote education of older adult tenants. Provide materials necessary to quickly resolve and prevent tenant issues leading to homelessness.</p> <p>Deliverables: Year 1: Create a platform and create 3 resources specific to the needs of our clients (depending on funding). Year 2: Create 4 resources specific to the needs of our clients (depending on funding). Year 3: Create or update 4 resources specific to the needs of our clients (depending on funding)</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The project will be staffed by a new project staff attorney, a supervising attorney (Legal Services Program Manager) and program assistants. Direct casework and management of the project will be handled by the project staff attorney. Legal volunteers will provide case support under the supervision of the project staff attorney. Staff and case oversight of the project will be handled by the Director of Legal Services. Intake tasks will be performed by a program assistant. Legal volunteers will be recruited and trained to assist the project attorney(s) as needed.</p>

**2021-2024**  
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**PROJECT PROFILE**  
**Eviction Defense Collaborative: Shelter Client Advocate Program Support**

<b>Current Services Eligibility:</b>	At our core, EDC is a legal services organization aimed at keeping people housed through advocacy, pro per assistance, rental assistance, legal representation, and shelter client advocacy. Our core programs include legal services, rental assistance disbursement component (RADCo), and Shelter Client Advocacy (SCA). 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. SCA works with residents of homeless shelters funded by the City and County of San Francisco, and is charged with monitoring shelter conditions and the application of shelter rules, acting as informal conflict resolvers between the shelters and their clients, and assisting clients in appealing denials of service, per the San Francisco Department of Homelessness and Supportive Housing’s Shelter Grievance Policy.
<b>Proposed Activities:</b>	In addition to advocating for shelter clients at Shelter Grievance Hearings, the Shelter Clients Advocates (SCA) program advances and protects the rights of unhoused San Franciscans residing in Shelter In Place Hotels during the coronavirus pandemic by (i) filing appeals from safety exits (evictions from a SIP site), (ii) documenting and seeking redress for resident complaints for hotel conditions, staff harassment, retaliation, and discrimination through the limited administrative process available to hotel residents; and (iii) documenting and seeking redress for resident rehousing grievances through the limited administrative process available to hotel residents. SCA also engages in community outreach to notify shelter clients of their rights under the City’s Shelter Grievance Policy, provides trainings to shelter providers, and evaluates the system as a whole reporting to the Shelter Grievance Advisory Committee.
<b>Project Goals and Deliverables:</b>	The key goal of this project is to sustain and expand the advocacy work SCA provides the homeless population of San Francisco towards keeping them off the streets and sheltered. The chief deliverable is the hiring of another Shelter Client Advocate. In year one the focus will be recruiting and hiring a new SCA Advocate and expanding the capacity of the team to meet demand for representation at both Shelter Hearings and at the SIP hotels. In 2020 the City paused the Shelter Grievance Policy for over 5 months leaving clients with no protections. It was reinstated in November 2020 after intense advocacy efforts. Though it has been reinstated, it is hard to predict how many hearings SCA will attend in the coming year. As such our goals and deliverables for the project are focused on expanding capacity, outreach efforts, the creation of printed materials for distribution and the provision of legal services-type trainings of shelter providers. In year two the SCA team will design, produce and distribute outreach materials that address the current needs of shelter clients. The distribution of the materials will go hand in hand with in person outreach efforts across the city to ensure



	<p>shelter clients are aware of their rights under the grievance policy. Additionally the team will provide legal services-type trainings to shelter providers on the Shelter Grievance Policy and the Congregate Manual.</p> <p>In year three the SCA team will design and produce updated outreach materials that address the current issues of shelter clients. Again in year three, the distribution of the materials will go hand in hand with in person outreach efforts across the city to ensure shelter clients are aware of their rights under the grievance policy. The team will continue to provide legal services-type trainings to shelter providers on the Shelter Grievance Policy and the Congregate Manual.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>SCA is lead by Directing Attorney Tyler Rougeau. Mr. Rougeau has 10 years experience practicing law, specializing in tenant - landlord disputes. He most recently worked at the Tenderloin Housing Clinic in San Francisco where his work included civil litigation and appeals involving unlawful detainers and affirmative lawsuits against landlords for tenant harassment, habitability, and related claims. There are currently four Shelter Client Advocates, and five total advocate positions with funding. At this time we are seeking to add one more Advocate for a total of six. Our current Advocates have deep expertise working with the unhoused, providing advocacy and representation at shelter hearings. One of our Advocates has personal, lived experience with homelessness. There are no volunteers in the SCA Program.</p>

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**PROJECT PROFILE**

**Family Violence Appellate Project: Housing Equity for California Domestic Violence Survivors**

<b>Current Services Eligibility:</b>	<p>Family Violence Appellate Project (FVAP) currently provides tenant defense assistance in landlord-tenant rental disputes by creating and providing trainings and written legal tools on the housing rights of survivors of domestic violence (DV). The trainings and written legal tools educate survivors, non-attorney advocates and attorneys on housing laws that protect survivors, thus increasing their attorneys' and non-attorney advocates' capacity to effectively advocate for survivors' housing rights, helping survivors stay housed and find safe housing. FVAP's housing toolkits contain know-your-rights information sheets and template (fill-in-the-bank) letters that are designed to be easily used by DV survivors needing to assert their housing rights.</p> <p>Additionally, FVAP provides tenant defense assistance in landlord-tenant rental disputes through appeals and technical assistance to advocates and attorneys working with DV survivors facing housing insecurity, including but not limited to eviction, subsidized housing terminations, landlord-tenant disputes and housing application denials. Through our technical assistance, FVAP provides attorneys and non-attorney advocates helping survivors at the trial level with information, referrals and legal advice to help ensure DV survivors receive the best advocacy to stay safe and avoid homelessness. FVAP also represents survivors in housing appeals, such as appealing an eviction judgment based on abuse.</p>
<b>Proposed Activities:</b>	<p>Housing Equity for California Domestic Violence Survivors is a statewide project aimed at ending survivor homelessness through education and advocacy. Domestic violence (DV) is a major cause of homelessness; DV survivors make up a significant portion of California's homeless population. Effectively and equitably representing DV survivors requires knowledge on the dynamics of DV, safety considerations required to keep survivors free from harm, and DV laws. We anticipate new state funds will lead to newly hired housing attorneys at agencies, and it is paramount that inexperienced legal aid attorneys are educated and supported to ensure they can adequately represent DV survivors facing homelessness. Therefore, the Project aims to reduce the number of DV survivors displaced because of abuse by educating and supporting attorneys and non-attorney advocates working with survivors with trainings, technical assistance and written legal tools. Additionally, the Project will strengthen existing laws through impact litigation and administrative advocacy.</p>
<b>Project Goals and Deliverables:</b>	<p>Housing Equity for California Domestic Violence Survivors is a statewide project with the goal of ending survivor homelessness through education and advocacy. The Project aims to reduce the number of survivors displaced because of abuse by educating and supporting attorneys and non-attorney advocates working with survivors of abuse with training, technical assistance and written legal tools. Additionally, the Project will strengthen existing laws through impact litigation and administrative advocacy.</p> <p>In an effort to reach its goal, the Project will complete the following deliverables:</p> <ul style="list-style-type: none"> <li>(1) 15-30 trainings to non-attorney advocates and attorneys working with survivors. Each training will educate its audience on domestic violence and housing laws and/or ways to stop survivors from being displaced because of domestic violence.</li> <li>(2) 13 written legal tools addressing at least 3 issues survivors face when they are trying to avoid displacement and/or assert their housing rights.</li> <li>(3) 65-125 instances of technical assistance to attorneys, non-attorney advocates, or survivors</li> </ul>

	requesting legal assistance or referral. (4) Engage in one systemic administrative advocacy campaign per year to strengthen survivors' access to housing and/or help survivors avoid displacement because of abuse. (5) If available, work on one impact litigation case each year, which if successful, would strengthen survivors' access to housing and/or help survivors avoid displacement because of abuse.
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The Project will be staffed by Taylor Campion and Gloria Carolina Chong. Ms. Campion, Senior Managing Attorney, has over 8 years of experience providing legal services in the areas of housing law to underserved communities. Ms. Chong, Staff Attorney, has invaluable experience providing eviction defense to low-income communities and supporting advocates and non-attorney advocates assisting DV survivors with housing issues. Ms. Campion, who supervises Ms. Chong and manages FVAP's Housing and Employment Program, will ensure all Project deliverables are timely met. Ms. Chong is supervised through weekly Case Review Meetings, weekly individual supervision meetings, as well as through a formal employee performance management process.</p> <p>Ms. Campion is supervised by the Director of Programs, Jennafer Dorfman Wagner, Esq., who has over 20 years of professional experience at legal services organizations in California and throughout the country. The CEO/Executive Director, Erin Smith, Esq., supervises the Director of Programs. Ms. Smith is an attorney with over 17 years of professional experience who provides and supervises legal support services in addition to managing the strategic and administrative aspects of the organization. FVAP uses a formal annual review process for legal staff.</p> <p>The Executive Director provides case summaries and program updates to the Board of Directors at each Board meeting. The Board monitors the legal services provided by the organization and ensures that the services fit within professional ethical responsibilities and the strategic priorities established by the Board. The Board monitors and evaluates the Executive Director.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Family Violence Law Center: A Roof of One's Own Project**

<b>Current Services Eligibility:</b>	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 including legal advice and advocacy pertaining to public housing benefits to improve habitability, increase affordable and fair housing, , and prevent homelessness.
<b>Proposed Activities:</b>	FVLC plans to continue to provide eviction defense and other tenant defense assistance in landlord-tenant rental and housing disputes by retaining a currently employed 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.
<b>Project Goals and Deliverables:</b>	If the award amount is \$100,000, divided evenly over three years, only approximately 39% of the full cost of an attorney will be supported by these funds. Accordingly, we anticipate that a 0.39 FTE attorney will add enough capacity to our legal team to serve 31 additional survivors per year with eviction defense and other tenant defense assistance in landlord-tenant rental and housing disputes.
<b>Project's staffing, including supervision and use of volunteers:</b>	Erin Scott, Esq., Executive Director since 2014, is responsible for providing oversight of the legal department. Ms. Scott brings more than 15 years of experience as a family law attorney, and more than 10 years of nonprofit management experience. Stephanie Penrod, Managing Attorney, manages the direct supervision of the entire legal department and has been practicing family law at FVLC for more than eleven years. FVLC's procedures are modeled after the American Bar Association's Standards for Providers of Civil Legal Services to the Poor. Supervision of the legal staff is conducted using the following mechanisms: 1) biweekly check-ins with staff attorneys; 2) annual written evaluations; 3) periodic court watch to observe FVLC attorneys in the courtroom; 4) regularly scheduled legal department meetings; and 5) an FVLC calendaring system (both electronic and paper) that assists the Managing Attorney in monitoring each attorney's workload. FVLC's Senior Staff Attorney trains and supervises the volunteer attorneys, paralegals and law students. Volunteers with active cases have monthly check-ins with the Senior Staff Attorney, who is available for other consultation as needed. FVLC monitors the adequacy/effectiveness of its supervision by encouraging and eliciting constant feedback from staff and volunteers. In particular, during the yearly evaluation process, staff is asked to consider and give feedback on any additional training, support, structure and/or direction they feel they need and what specifically their supervisor(s) can do to support their performance and goals.

**2021-2024**  
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**PROJECT PROFILE**  
**Greater Bakersfield Legal Assistance: EAF Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	<p>In the area of homeless prevention, Greater Bakersfield Legal Assistance, Inc.'s (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.</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, and direct representation to tenants when the landlord is represented by an attorney in eviction proceedings.</p>
<b>Proposed Activities:</b>	<p>The key goal of the proposed EAF Homelessness Prevention Project is to prevent low-income tenants from becoming homeless by 1) expanding direct legal representation to an additional number of low-income tenants facing an unlawful detainer (whether or not the landlord has counsel); and 2) providing comprehensive assistance to obtaining available resources to ensure tenants stay housed (such as ensuring receipt of eligible income or benefits to improve housing stability).</p>
<b>Project Goals and Deliverables:</b>	<p>Funding will provide resources to EXPAND direct representation to at least 100 additional eligible tenants each year (whether or not the landlord is represented) at the court's UD mandatory settlement conference (MSC) and trial if a settlement is not reached. At the MSC, the attorney will make sure the eviction is lawful and that defenses to the eviction are effectively asserted. If the tenant lacks a defense, the attorney will make every effort to secure relief that may help prevent homelessness.</p> <p>The addition of a social worker will also help keep tenants housed. The social worker will assist tenants with apartment search, rental applications, employment applications, utility assistance applications, healthcare related needs, moving school records or assistance in maintaining enrollment in the current school, accessing public benefits, and other needs as identified in a resources and services screening tool (to be created). The social worker will provide proactive follow-through to ensure utilization of services and housing stability.</p> <p>Ultimately, increasing the availability of affordable housing is a must to end homelessness. However, providing direct legal representation and providing meaningful access to resources and services to help individuals and families KEEP stable housing will also help reduce homelessness.</p> <p>GOAL 1: Prevent low-income tenants from becoming homeless.</p> <p>Objective 1: Each year, provide counsel and advice, and/or direct representation to approximately 100 persons.</p> <p>Objective 2: Each year, provide assistance and connections to resources to approximately 80 persons using a resource and services screening tool.</p> <p>GOAL 2: Increase awareness of the project's available services.</p> <p>Objective 1: Within the first quarter of each year, conduct a project presentation to GBLA staff.</p>

	<p>Objective 2: Within the first quarter of each year, conduct a project presentation to Court staff.</p> <p>Objective 3: Within the fourth quarter of each year, conduct at project presentation to a relevant collaborative or community partner (e.g., homeless collaborative, 211 system).</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Management has instituted a staffing structure to ensure highly effective supervision and oversight.</p> <p>GBLA is governed by a volunteer board of directors made up of attorneys and client eligible representatives. Estela Casas, Esq. began working for GBLA in 1982 and was appointed executive director by the board in 1992. Ms. Casas is responsible for implementing the policies and procedures set by the board and carries out the day-to-day leadership and management of the organization.</p> <p>The board of directors approves annual budgets for all programs, as well as budget revisions. Once approved, the executive director is authorized to expend and make other decisions in accordance with the budget. The director of finance, under the supervision of the executive director, ensures that expenditures match budgeted amounts submitted, and that financial reports are reliable and timely.</p> <p>Projected staffing for the EAF Homelessness Prevention Project includes a 100% full-time attorney, a 100% FTE social worker, 55% FTE paralegal, and a 10% FTE director of litigation.</p> <p>The project social worker and project paralegal reports to the project attorney. The project attorney reports to the director of litigation. The director of litigation reports to the executive director. The project attorney, project paralegal, and project social worker will be a part of GBLA's Housing Unit and participate in formal weekly case review meetings with other housing advocates and the director of litigation (as described in the next question regarding quality control).</p> <p>The proposed project will not use volunteers.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Harriett Buhai Center for Family Law:**

<b>Current Services Eligibility:</b>	For the past 39 years the Harriett Buhai Center for Family Law (the Center) has resolved a myriad of family law problems facing domestic violence victims to prevent their homelessness or restore their habitation. The primary array of legal tools that the Center has honed over the years includes but is not limited to the following: 1) Remain in the home orders- obtained through orders of protection with relief requiring the abuser to leave so that the victim does not have to remove herself and/or providing the victim with the right to remain and have use and control of the residence; 2) Secure funds for housing- obtained through spousal and child support orders payable through wage assignments; 3) Foster economic stability– obtained through property division of retirement plans (income and lump sum) and houses (lump sum or ownership) creating predictable income and/or reliable assets; assignment of debt to avoid poor credit and bankruptcy; 4) Protect ability to work- obtained through orders of protection; vehicle use and control orders to allow the victim to remain free from workplace harassment and have access to transportation; 5) Custody orders- remove threats to leave; obtained so that the victim does not have to choose between protecting herself and her children or living in a shelter/on the streets. These strategies combined with considerable drafting and litigation experience and individualized case plans, have both successfully prevented homelessness and secured safe housing for a significant number of victims served by the Center.
<b>Proposed Activities:</b>	The HP funds will be used to preserve, enhance and expand current legal assistance for DV victims to prevent their homelessness and restore habitation. 1) Preservation of assistance will continue for victims with whom the Center has an attorney-client relationship including pro bono representation; Additionally the Center will create an HP instrument to aid its legal staff in addressing homelessness risks and circumstances for its client victims; 2) Enhancement of assistance for more victims will occur by developing a new instrument for early identification of risk of homelessness during the phone screening, intake and initial appointment processes with referrals and counsel/advice to aid individuals whose cases are not accepted by the Center; 3) Expansion of assistance for more victims will occur by the creation of a new HP/Family Law curriculum which will be presented on community college campuses, at homeless shelters and other locales where vulnerable victims may be found.
<b>Project Goals and Deliverables:</b>	<ul style="list-style-type: none"> <li>a. Maintain and provide comprehensive trauma-informed family law assistance focusing on prevention of homelessness and restoration of habitation for domestic violence victims with whom the Center forms an attorney-client relationship for the duration of their cases, utilizing all of the expertise, materials, and strategies developed over the years; while also developing new strategies and materials; will assist estimated 150 victims with attorney-client relationships;</li> <li>b. Develop a checklist and other materials as needed for accepted cases to ensure that all homelessness–related issues are identified and addressed;</li> <li>c. Create a new Center case acceptance criteria based on the risk of homelessness;</li> <li>d. Create new HP screening assessments to identify victims at phone screening, intake, and initial appointments to better identify victims at risk of and/or currently homeless, to provide them with brief counsel and advice and</li> </ul>

	<p>referrals for assistance, for those victims whose cases cannot be accepted for extensive services; will serve an estimated 500 victims a year;</p> <p>e. Create materials to accompany the screening assessment which can be given to victims to help them avoid or end their homelessness when their cases cannot be accepted; see above (assisting 500 victims);</p> <p>f. Create a new trauma-informed family law community education HP curriculum addressing the prevention of homelessness and means of cessation, for vulnerable persons, agency personnel, and others to reach a wider group of victims; will serve an estimated 1,500 victims a year;</p> <p>g. Publicize information about this new curriculum and arrange speaking dates at community colleges, homeless shelters, re-entry programs, and other locations;</p> <p>h. Network with existing Domestic Violence Homeless Coalition and providers to contribute family law expertise; create and strengthen relationships with local advocates involved in DV homeless issues;</p> <p>i. Train and mentor volunteers to provide trauma-informed direct assistance and engage in community-based education events intended to reach at-risk victims and those already homeless;</p> <p>j. Strengthen referral and working relationships with providers of services to homeless persons;</p> <p>k. Program Legal Server to enable the Center's staff to identify, track and report activities and outcomes for HP grant;</p> <p>l. Institutionalize the project to continue after HP funding ends.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Consistent with the majority of the Center's legal program endeavors, the Project will involve all existing staff paraprofessionals and lawyers as well as designated administrative employees (Volunteer Coordinator, Deputy Director, Grants Manager) and some volunteers. All paraprofessional and legal staff will have contact with domestic violence victims experiencing homelessness or at risk of homelessness and will have various roles in the screening, interviewing, and legal casework processes. The ED will also have a role in the initial design and implementation of the new features of this program particularly the new HP curriculum. The administrative staff will assist in recruitment, training, and assignment of volunteers for appointments as well as the reporting and data preservation processes. The Director of Legal Services (DLS) will continue to supervise all legal work undertaken by staff attorneys; staff lawyers will supervise Pro Per Program volunteers, and the Pro Bono Director will be responsible for the cases assigned to volunteer counsel for representation. Volunteers will provide direct assistance and receive initial training to acquaint them with family law topics and problems facing domestic violence victims including homelessness. Once the curriculum is established the Center will recruit and train volunteers to serve as speakers. At the time of writing it is not certain whether funds will be available for the hiring of an additional employee to help implement this grant. This decision will depend on a re-calculation of the Center's FY 2022 budget if this proposal is approved and will be identified in its October submission.</p>



**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Housing and Economic Rights Advocates: HERA Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	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 provide these services statewide, supported by State Bar HP Formula and Competitive funds. 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 most current state laws and local moratoria protecting tenants who are behind on rent and or are otherwise at risk of eviction, as well as the panoply of other relevant state and federal laws protecting tenants from other abuses (habitability problems, harassment, discrimination), (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.
<b>Proposed Activities:</b>	HERA proposes to utilize this HP funding to serve vulnerable residents of Stanislaus, Sacramento and San Joaquin County, deepening our services in these locations, providing HERA's (1): pre-eviction legal services, counseling, advice and consultation to address fair housing abuses, habitability problems, unlawful rent increases, other harassment and pre-Unlawful Detainer notices to quit which may be unlawful. HERA will also provide quarterly workshops on topics related to our homelessness prevention subject areas.
<b>Project Goals and Deliverables:</b>	The attorney hired for this project, in each 12 month time period, will serve 200 eligible tenants one-on-one statewide. HERA estimates that 50% will need briefer legal advice and counsel, while the other 50% will need in-depth advocacy to avoid homelessness. HERA will also provide 4 legal rights workshops per year on key issues related to stabilizing tenants and avoiding homelessness. Workshops will be a combination of zoom and, we anticipate, in-person when health orders permit.
<b>Project's staffing, including supervision and use of volunteers:</b>	HERA will hire an additional attorney to implement this project. That attorney will provide individual advice and counsel to 200 eligible residents of the target counties per year and quarterly workshops on homeless prevention topics we focus on (with an estimated 10 participants at each). All staff attorneys have regular case reviews (generally bi-monthly), with a supervisor to review their full case-list as well as non-case projects. Case reviews involve supervisors reviewing case status, activities performed, notes to file and other relevant documents and entries, as well as discussion with staff about next steps. All staff receive annual performance reviews for which they also engage in providing a self-assessment prior to meeting. Staff attorneys pair up on all litigation matters for fuller support. Staff have weekly case reviews as a group to discuss issues of concern, possible new cases and emerging issues.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Inland Counties Legal Services: Homelessness Prevention III (HP-3)**

<b>Current Services Eligibility:</b>	<p>Currently funded primarily with 2021 EAF funding; the ICLS Housing Practice Group operates a Housing Hotline (established in 2000) to provide immediate assistance. The hotline functions as one of the gateways 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) provides direct court representation. The courts that are open for hearing unlawful detainers matters have attorneys and paralegals on site for the TLAP project. 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 videoconferencing.</p> <p>Additionally, ICLS has staff assisting low-income households with Homelessness Prevention II (HP-II) 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-II funding is scheduled to cease in June 2023.)</p>
<b>Proposed Activities:</b>	<p>ICLS’s proposed services will address increasing affordable housing, defending tenants from evictions, ensuring adequate housing for low-income clients, and preserving and obtaining public benefits for vulnerable clients.</p> <p>ICLS has focused on increasing affordable housing through enforcement of California’s Housing Element Law. Using the formula grant, ICLS will continue its Housing Element litigation by enforcing adequate zoning of sites for the development of affordable housing in each city. This will 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 provide eviction defense and affirmative litigation against landlords for fair housing violations and habitability issues.</p> <p>ICLS will also focus on assisting disabled and vulnerable individuals at risk of homelessness in both San Bernardino and Riverside County. Advocates will assist vulnerable individuals in applying for public benefits and defending individuals from benefits terminations or reductions.</p>
<b>Project Goals and Deliverables:</b>	<p>During the three-year grant period the following goals have been identified:</p> <ol style="list-style-type: none"> <li>(1) 2 cities in the ICLS service area (Riverside and San Bernardino counties) will be evaluated for Housing Element Compliance.</li> <li>(2) 5 clients would obtain, maintain and preserve safe and decent housing through affirmative litigation.</li> <li>(3) 50 clients would be directly represented in administrative hearings for public benefits.</li> </ol>

	<p>(4) 12 outreach events and/or community meetings to provide educational materials and develop professional relationships.</p> <p>(5) 200 cases would close as Counsel &amp; Advice level of service.</p> <p>(6) 50 cases would close as Limited Action level of service.</p> <p>(7) 100 cases would close as Extended Service level of service.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Inland Counties Legal Services (ICLS) supervisory staff consists of an Executive Director, a Deputy Director of Litigation, a Deputy Director of Operations, a Deputy Director of Community Engagement and eight Practice Group Directors (PGDs). Deputy Directors report to the Executive Director. The Deputy Director of Operations oversees the budget, grant management, personnel, purchasing, building and policies &amp; procedures. The Deputy Director of Community Engagement recruits and assists in the supervision of volunteer attorneys, external communications with the service community, the ICLS newsletter and website and well as resource development. The Deputy Director of Litigation oversees the substantive practice of law for the program and all PGD's reports to her. Specifically, this position is responsible for raising the caliber of litigation performed by ICLS advocates. This is being accomplished through training, mentoring, and serving as an overall resource for programs attorneys and paralegals. PGDs directly supervise and review the legal work done by their staff. All members of the supervisory staff are responsible for overseeing both the technical aspect of client matters as well as ensuring that all regulatory compliance requirements are satisfied. This is done through regularly scheduled weekly staff and litigation meetings, periodic training and are view of the case management system files as well as a review of actual case documents.</p> <p>The Practice Groups include Intake/Outreach, Consumer, Family Law/DV, Health Law, Housing, Immigration, Public Benefits and Systemic/Impact Litigation.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Inner City Law Center: Preventing Veteran Homelessness**

<b>Current Services Eligibility:</b>	<p>Inner City Law Center (ICLC) has provided eviction other tenant defense services to low-income tenants since our inception in 1980. Our Tenant Defense Project team focuses almost exclusively on this work, but we also provide eviction-related services in connection with much of our other work. For example, when our Healthy Homes Project sues a slumlord, we often simultaneously defend against efforts to evict our clients. Our Preventing and Ending Homelessness Project often represent very precariously housed tenants who are on the brink of homelessness. Our Homeless Veterans Project helps keep veterans in the housing that we have helped them obtain. And our HIV Law Project represents low-income HIV+ tenants who are facing eviction.</p> <p>Depending on the needs of our eviction defense clients, we provide education and outreach services, brief legal counsel and advice, and full-scope legal representation including trial and appellate work. In addition to defending eviction actions, ICLC also provides other tenant defense assistance in landlord-tenant rental disputes, including:</p> <ul style="list-style-type: none"> <li>• Addressing habitability issues;</li> <li>• Resolving issues impacting the client’s ability to qualify for or preserve Section 8, public housing, or other subsidized housing;</li> <li>• Assisting clients with applying for and completing the reasonable accommodation request process, including assisting clients with certifying service animals;</li> <li>• Assisting clients in setting aside eviction judgments, reversing illegal lockouts, or recovering security deposits; and</li> <li>• Representing tenants who are being illegally harassed by their landlords.</li> </ul>
<b>Proposed Activities:</b>	<p>ICLC’s Preventing Veteran Homelessness project will improve low-income veterans housing stability by ensuring receipt of eligible income and benefits. In addition, ICLC will provide low-income veterans with legal assistance related to other homelessness prevention services as needed.</p>
<b>Project Goals and Deliverables:</b>	<p>The Preventing Veteran Homelessness project will assist low-income veterans primarily in removing barriers to income or benefits to improve housing stability. In addition, clients will receive other homelessness prevention services as needed. The project will provide benefits or other homelessness prevention legal services in 100 cases annually, including providing intensive full-scope representation to veterans who are challenging bad paper or appealing denials of VA benefits in at least 40 cases.</p> <p>The majority of our VA benefits clients have multiple, complex legal issues, many of which often take two years or more to fully resolve. In addition to direct services related to homelessness prevention, such as VA benefits and discharge upgrades to provide income for housing, the Preventing Veteran Homelessness project will provide low-income veterans with legal assistance on other issues, such as applications related to for-profit college loan fraud, family law, housing, getting federal education loans forgiven due to total and permanent disability, and connecting clients with financial advisors at Beneficial State Bank to ensure long-term financial stability.</p> <p>In addition, as part of this project, ICLC will provide training to over 30 health care practitioners and social workers within the Greater Los Angeles Veterans Administration’s Homeless Patient Aligned Care Team (HPACT), offering legal advice</p>

	<p>and consultations that provide assistance to veterans who do not receive direct services from ICLC.</p> <p>In addition, as part of this project, ICLC will disseminate resources related to COVID-19 across the entire West Los Angeles VA Medical Center HPACT clinic, which is separated into four teams that serve a total of approximately 4,000 veterans annually.</p> <p>The Preventing Veteran Homelessness project will:</p> <ol style="list-style-type: none"> <li>1. Provide legal assistance to connect veterans to monetary and healthcare benefits from the Department of Veterans Affairs or other public benefits programs, which will result in: <ul style="list-style-type: none"> <li>• Stable access to housing and high priority medical treatment</li> <li>• Adequate money to pay for everyday basic necessities, such as food and shelter</li> </ul> </li> <li>2. Achieve positive Character-of-Service Determinations and/or Discharge Upgrades, which will result in: <ul style="list-style-type: none"> <li>• Access to benefits including the GI Bill, VA healthcare, disability compensation and pension, military medical retirement, and VA housing benefits; and</li> <li>• Restoration of dignity and honor associated with military service and the removal of stigma associated with a less than honorable discharge</li> </ul> </li> <li>3. Provide legal assistance for outstanding warrants and fines, which will: <ul style="list-style-type: none"> <li>• Improve employability through reduction of criminal convictions and sealing criminal records</li> <li>• Increase income through reduction or elimination of legal fees</li> <li>• Reduce fear of being arrested, which leads to more engagement in society</li> </ul> </li> <li>4. Provide legal assistance to restore driver's licenses, which will: <ul style="list-style-type: none"> <li>• Simplify transportation</li> <li>• Increase access to healthcare and other essential services</li> <li>• Create greater ease in maintaining relationships with family</li> </ul> </li> </ol>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>ICLC's Preventing Veteran Homelessness project will be led by Directing Attorney Kara Mahoney. Kara joined ICLC in 2012 as an Equal Justice Works AmeriCorps Legal Fellow and became a Staff Attorney in September 2014. Kara is a graduate of USC Gould School of Law and earned her A.B. from Georgetown University.</p> <p>Jon Killoran will serve as the Supervising Attorney for the project. Jon is a 2013 graduate of Loyola Law School. Jon joined ICLC as an Equal Justice Works Legal Fellow working with the Homeless Veterans Project.</p> <p>The project team is further comprised by four staff attorneys, one registered legal services attorney, two paralegals and two project coordinators.</p> <p>Volunteers for the project will come primarily through our relationships with LA law firms that provide pro bono assistance. These generous volunteers come to us primarily through the professional networks of our Board of Directors. Pro bono partners are managed by the Director of Pro Bono and trainings for pro bono partners are provided by ICLC staff.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Justice & Diversity Center of the Bar Association of San Francisco: Affirmative Tenant Advocacy Project**

<b>Current Services Eligibility:</b>	<p>The Justice &amp; 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 funding that supports its Affirmative Tenant Advocacy 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, with the expiration of the previous round of EAF Homelessness Prevention funds on June 30, 2021, this vital project's only dedicated support is one current EAF HP Formula grant, which is insufficient to support the project's staffing and operating costs. This proposal seeks new EAF HP Formula funding to support the continued operation of this important 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 have received eviction notices. 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>
<b>Proposed Activities:</b>	<p>JDC's Affirmative Tenant Advocacy Project provides legal advocacy to tenants in conflicts with their landlords before those conflicts rise to the level of eviction law suits being filed. This project aims to prevent eviction lawsuits from being filed by intervening in landlord-tenant disputes before the conflict rises to the level of a formal eviction. JDC's Tenant Advocacy Supervising Attorney steps into these situations to help mediate and negotiate with landlords to resolve conflicts, making clear that tenants are not by themselves and have the resources to fight prospective evictions. For the past year and a half, these services have focused on conflicts that do not involve non-payment of rent, as those conflicts have been covered by eviction moratoria. However, we must prepare for the expiration of these moratoria to protect tenants made vulnerable by the COVID-19 pandemic.</p>
<b>Project Goals and Deliverables:</b>	<p>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 80% 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.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Gloria Chun, Director/Managing Attorney of PBLS, will maintain overall supervisory responsibility for this project, overseeing the PBLS Tenant Advocacy Supervising Attorney. She will provide ongoing support and regular supervision meetings to ensure that the project's Attorney has the resources and training they needs to carry out project duties.</p> <p>Nicola Wood, Pro Bono Manager, will be in charge of recruiting, training, and placing any volunteer attorneys from the community with the Affirmative Eviction Prevention Project.</p>

	<p>TBD, Tenant Advocacy Supervising Attorney, will have responsibility for the direct provision of services and supervision of any volunteer attorneys placed with the project's cases. Primarily, the Tenant Advocacy Supervising Attorney will accept cases for direct services.</p> <p>When we receive cases that are relatively simple and do not require the time intensive contact of an attorney, the Tenant Advocacy Supervising Attorney may place these cases with a pro bono attorney. JDC's staff attorney will provide orientation to new volunteers to ensure they are ready to accept cases. The JDC staff attorney will then provide support and technical assistance to pro bono attorneys to help them with difficult cases or landlords or clients who are reluctant to engage.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Justice in Aging: Older Adult Homeless Prevention**

<b>Current Services Eligibility:</b>	<p>Justice in Aging currently engages in significant qualifying activities related to tenant defense assistance as defined by the statute. 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. Last year, we created a project focused explicitly on housing issues impacting older Californians. That 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 we provide to local programs in order to boost capacity and make system change. Each year we provide trainings and resources to a network of over 5,000 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>
<b>Proposed Activities:</b>	<p>The “Preventing Older Adult Homelessness Project” will decrease the risk of homelessness among older adults in California by increasing access to essential public benefits that allow older adults to maintain essential housing. The project will train and mobilize a statewide network of advocates ready to help older adults at risk of homelessness attain and retain basic income supports and benefits they need to maintain housing and pay for housing costs. We will create specific resources targeted to advocates working to prevent elder homelessness. We will work with our network to identify systemic barriers older adults face to securing needed benefits. Finally, we will develop and implement legal advocacy strategies, including impact litigation, to remove administrative barriers that prevent homeless or near homeless seniors from accessing benefits they rely on to pay for housing.</p>
<b>Project Goals and Deliverables:</b>	<p>The “Preventing Older Adult Homelessness Project” will improve housing stability and decrease the risk of homelessness among older adults in California by increasing access to essential and improved public benefits including programs that provide a basic income, namely Supplemental Security Income (SSI), and the Cash Assistance Program for Immigrants (CAPI), CalFresh, as well as other programs, including Medi-Cal funded programs that provide or support housing options for people with long-term care needs. The ultimate result of this project will be more older individuals (who are homeless or near-homeless) attaining and maintaining the public benefits to which they are entitled that allow them to secure and maintain 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. All of these strategies build on and rely on the strong partnerships we have with on the ground</p>



	<p>advocates who are providing direct services to low-income older adults experiencing or at risk of homelessness.</p> <p>1. We will launch a “Preventing Older Adult Homelessness” training program that will train and mobilize a statewide network of advocates to be ready and able to help older adults at risk of homelessness attain and maintain income and other benefits to prevent homelessness.</p> <p>The training program will consist of a series of special trainings and an online toolkit developed specifically for this project. In addition to the trainings and toolkit, we will deliver case consultations to legal services and other providers assisting older adults to prevent homelessness. The training program will better equip direct service providers to connect their older clients to the public benefits to which they are entitled.</p> <p>The training program will include at least six statewide webinar trainings (2 per year). Additional, local focused trainings may also be provided. We expect at least 2,000 advocates to attend these trainings each year.</p> <p>The toolkit will consist of six separate written resources (2 per year) that will guide advocates in how to connect clients with available income and other benefits to prevent homelessness. One of the written resources will be a more comprehensive Advocate Guide with comprehensive information about the programs older adults can use to attain and maintain housing in California. The toolkit will be posted in a special section of our website and will be disseminated through our various communications channels, including to our network of over 5,000 California advocates and service providers.</p> <p>We will also deliver at least 20 case consultations as part of this project each year.</p> <p>2. We will work with our network to identify systemic barriers older adults face to securing needed benefits.</p> <p>We currently manage and partner with networks of public benefits advocates – legal service providers, aging providers, case managers, and others – who are working day in and day out to connect older adults and people with disabilities to public benefits. We will connect with these networks via phone calls, zoom meetings, in-person meetings when they resume, and email listservs to learn about emerging barriers to accessing benefits that particularly impact older adults’ ability to retain or attain housing.</p> <p>3. We will develop and implement legal advocacy strategies to remove the barriers and improve access to benefits that we learn from our network and partners.</p> <p>We will advocate for policy changes to address systemic barriers to securing the benefits older adults need to secure and maintain housing including administrative advocacy and potentially systemic litigation.</p> <p>We will advocate with the California Department of Social Services and the Social Security Administration to ensure that older adults have meaningful access to CalFresh, CAPI, and SSI benefits. Administrative advocacy could also include working with local Social Security offices to improve operations so that older people can more easily apply for and obtain benefits for which they are eligible.</p> <p>We will also advocate with the Department of Health Care Services to inform the implementation and address barriers to accessing new Medi-Cal programs that older adults can access to secure or maintain housing. For example, we will work with DHCS to implement the elimination of the Assisted Living Waiver waiting list which will provide housing to over 4,000 people. We will also work to improve access to home and community-based services that connect older people with the supports they need to remain safely at home.</p> <p>We could employ systemic litigation if administrative advocacy is not successful in securing benefits. Advocacy efforts will include communications strategies to help ensure systemic change and public engagement.</p>
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<b>Project's staffing, including supervision and use of volunteers:</b>	<p>A. The project will be staffed primarily by Senior Staff Attorneys Trinh Phan, Claire Ramsey, and Staff Attorney Tiffany Huyenh-Cho. Trinh joined Justice in Aging in June 2016 to work on SSI issues in California. Prior to joining Justice in Aging, Trinh was an attorney at Legal Aid Society of San Mateo County where she provided direct representation to older adults and people with disabilities accessing income and health care benefit programs. Trinh is a member of the Economic Security Team and will be supervised by our Director of Economic Security, Tracey Gronniger.</p> <p>Claire Ramsey joined Justice in Aging in June 2016 to work on Medi-Cal for older adults and people with disabilities. Claire formerly worked as a staff attorney at the Legal Aid Society of San Mateo County where she represented seniors on issues involving health care, public benefits, and elder abuse.</p> <p>Tiffany Huyenh-Cho joined Justice in Aging in 2021. Her work on the Health Care team is focused on low-income older adults dually eligible for Medicare and Medi-Cal benefits in California. Prior to Justice in Aging, she worked in direct legal services at Bay Area Legal Aid representing individuals on matters relating to accessing health insurance and health care services. Claire and Tiffany will be supervised by our Health Team Director, Amber Christ.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**LACBA Counsel for Justice: Homelessness Prevention Advocacy Project ("HPAP")**

<b>Current Services Eligibility:</b>	Counsel for Justice's current tenant assistance work is provided through the AIDS Legal Services Project ("ALSP") which provides pro bono referrals on matters that include illegal rent increases, illegal lock outs, retaliatory evictions as well as disability related accommodation issues such as support for in-home health workers and enforcing non-smoking ordinances. In addition, the ALSP has recently launched a new Homelessness Prevention dispute resolution project aimed to address Fair Housing, habitability and other disability related housing access issues that include criminal records related to drug addiction and changing the rental due date to conform to when public benefits are received.
<b>Proposed Activities:</b>	<p>The proposed activities are to expand the ALSP's Homelessness Prevention Advocacy Project (HPAP) to provide Fair Housing advocacy, address common landlord abuses and otherwise provide tenant stabilization to vulnerable disabled veterans by resolving housing disputes before they spiral out of control and lead to possible eviction. HPAP is designed to preserve housing and advocate for disability related access issues by quickly deploying trained legal advocates to utilize dispute resolution skills to assist people living with HIV and AIDS (PLWHA) and other disabilities.</p> <p>The project also addresses disability related housing access issues including reasonable accommodation requests and source of income discrimination, requests for In-Home Support workers and emotional support animals that improve the living conditions and wellness for people living with a disability.</p>
<b>Project Goals and Deliverables:</b>	<p>The key goal of HPAP is to resolve disability related housing complaints without litigation to keep people housed, to assist disabled clients with bad credit and criminal records access housing, and to improve the quality of living conditions for disabled veterans and people living with HIV and AIDS. A very important component of this program is identifying key community partners to work with who provide wrap around services to the targeted client populations and have proactive and engaged social worker staff so that they can be trained to make effective referrals. Fortunately, both the ALSP and VLSP have strong, complimentary social service agency partners with a long history of robust collaborations.</p> <p>Program implementation includes training sessions for front-line workers, to provide case management staff with referral parameters including proper use of referral form and how to identify housing related impediments to their clients' stabilization.</p> <p>Proposed Activities</p> <ol style="list-style-type: none"> <li>1) Agency trainings - Staff and volunteer attorneys will conduct training sessions to provide front line staff with referral parameters including proper use of referral form and how to identify housing related impediments to their clients' stabilization. Topics will include fair housing rights including source of income discrimination, criminal records, repairs and maintenance, reasonable accommodations, security deposit returns, habitability, emotional support animals, In-home support services, and enforcement of non-smoking ordinances. It is anticipated that at least 20 agency staff will be trained during the first year of the contract.</li> <li>2) Pro bono trainings - Volunteer subject matter experts will conduct two-part pro bono recruitment and training sessions of volunteer attorneys to serve as</li> </ol>

	<p>housing advocates. The first training will focus on housing rights and the second training will address conflict resolution skills.</p> <p>It is anticipated that at least 25 volunteer attorneys will be recruited and trained during the first year of the contract period.</p> <p>3) Consumer clinics - VLSP staff and volunteer attorneys will provide workshop/clinics for disabled veterans to learn more about their tenant rights and responsibilities.</p> <p>It is anticipated that at least 40 consumers will attend the clinics during the first year of the contract period.</p> <p>4) Intake &amp; Referrals - VLSP Staff will begin processing client intakes and pro bono referrals.</p> <p>It is anticipated that at least 30 consumers will receive direct assistance during the first year of the contract period.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The project's contract housing attorney overseeing the program will be supervised by the VLSP Project Director who will provide general oversight and direction for the program. There will also be some administrative assistance provided by the VLSP project coordinator as well as pro bono recruitment and training in coordination with the ALSP Project Director.</p> <p>There are two components to the volunteer training. One addresses dispute resolution skills and the other provides a substantive training on state and federal Fair Housing laws and other relevant legal topics. Experienced volunteer mediators will conduct the dispute resolution training and the housing attorney and/or experienced volunteer attorneys will conduct the legal training.</p> <p>VLSP staff will focus on quick turnaround referrals to a trained volunteer advocates to facilitate discussion between the tenant and landlord (or neighbor) to engage in productive conversations and reach a written resolution.</p> <p>Training and recruitment of volunteers will be conducted through all available portals of LACBA including the website, social media, Section outreach and the Lawyer Referral Service (LRS).</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Law Foundation of Silicon Valley: Housing Stability in Silicon Valley**

<b>Current Services Eligibility:</b>	<p>The Law Foundation of Silicon Valley is the primary legal services agency in Santa Clara County providing eviction defense and other legal services in the housing arena on behalf of tenants. Our Health Program serves communities historically excluded from health systems, including Black, Indigenous, Latinx, AAPI, and other people of color, LGBTQIA individuals, and persons experiencing homelessness. Our services lead to the prevention of displacement of low-income families and communities of color in Silicon Valley.</p> <p>We incorporate community and movement lawyering along with grassroots advocacy to help our clients based on our direct legal services work. This includes recognizing that many systems play a role in homelessness, health equity and social determinants of health, including jails and prisons, law enforcement, and systems that impact the likelihood that a person experiences inequity.</p> <p>To address this, we provide the following services:</p> <ul style="list-style-type: none"> <li>• Advice &amp; Counsel, Outreach, &amp; Education: Provide legal information and advice through walk-in, phone, community outreach, and education.</li> <li>• Short-term legal assistance: Including demand letters on behalf of tenants, representation in administrative hearings, and help with eviction paperwork.</li> <li>• Direct Representation: We support low-income residents facing eviction by representing them in settlement negotiations and trials, and we represent individuals to secure benefits to become housed or prevent homelessness.</li> <li>• Impact Lawsuits: File lawsuits on behalf of low-income residents to enforce rights to housing, rights under state and federal laws, and to set precedents to aid other low-income families.</li> <li>• Policy Advocacy: Advocate for policies that protect residents and prevent displacement.</li> </ul>
<b>Proposed Activities:</b>	<p>Funding will allow us to provide support in two areas. First, our team will increase direct representation to low income individuals in public benefits matters creating financial and housing stability and linkages to necessary health care and support. Second, we will expand legal services to unhoused individuals with a goal of bridging to stable housing. Services will center on combating the criminalization of homelessness and advocacy for affordable housing resources</p> <p>Our team will also advocate to improve the habitability of encampments and areas where unhoused individuals live across the County. We plan to monitor San Jose's and related agencies' policies and practices regarding encampment sweeps and cleanups, health conditions associated with the pandemic and other sanitary needs at encampment sites. We will offer legal and technical assistance to community advocates who assist with improving the habitability of unhoused individuals and tenant support.</p>
<b>Project Goals and Deliverables:</b>	<p>We will increase access to justice in housing by carrying out the following activities: Expand our benefits practice to address the surge in cases related to benefits due to closures of social security offices and misinformation regarding requirements for benefits as a result of the coronavirus pandemic. At least 80% of the individuals represented will be able to have clear measurable next steps regarding receipt of their benefits.</p> <p>Provide legal advice and information to unhoused individuals and community advocates regarding a variety of issues including due process during sweeps, panhandling and soliciting laws, local ordinance interpretation, and technical</p>

	<p>assistance with public records requests, plus interpretation of COVID-19 protections for unhoused individuals.</p> <p>We will continue to advocate with city and county officials for strong protections for unhoused individuals 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 social security hearings and other benefits matters or provide assistance in other civil legal areas that directly impact public benefits. Affirmative advocacy on behalf of unhoused individuals whose rights have been violated, including through demand letters, negotiations, and affirmative litigation when necessary.</p> <p>Advocacy for policies that prevent the displacement of unhoused individuals from a location that is comfortable for them and improved sweeps with advocacy letters, education/technical assistance to organizers advocating for such policies, and position papers.</p> <p>We understand this grant will not fund legislative lobbying and will use other funds to engage those efforts.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The project would be managed by directing attorney Abre' Conner, who has extensive knowledge of unhoused advocacy work through her time at the Law Foundation and leading state and local litigation and advocacy at the ACLU. She sits on the board for the Sacramento Regional Coalition to End Homelessness and helps lead the national legal effort regarding children's rights litigation needs, including unhoused youth, as an appointed member of the Section on Litigation's working group with the American Bar Association.</p> <p>Additionally, Becky Moskowitz, supervising attorney, manages a team of advocates who have extensive knowledge in benefits-related work and assist clients with intake, administrative hearings, limited scope representation, and educational outreach.</p> <p>The team has fifteen additional team members comprised of attorneys, intake counselors, and a data coordinator.</p> <p>The Law Foundation is supported by strong pro bono partnerships with a number of prominent Bay Area law firms. We are governed by a 32-member Board of Directors, which comprises legal and business professionals. Alison Brunner, the Law Foundation's Chief Executive Officer, has been with the organization for 24 years.</p>

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**Lawyers' Committee for Civil Rights: Legal Services for Entrepreneurs: Protecting Income to Improve Housing Stability**

<b>Current Services Eligibility:</b>	Our Legal Services for Entrepreneurs (LSE) program currently provides counseling, advice, and consultation to small business tenants who are low-income, minority-owned, and located in communities vulnerable to forces of displacement. These eviction-prevention services are usually in the context of a dispute between the landlord and the small business tenant, and losing the lease often means losing the business, putting the security of the owners' housing at risk. Our services include commercial lease review, advising and drafting formal letters and negotiating with landlords. With current EAF HP 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 provides 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.
<b>Proposed Activities:</b>	LCCRSF plans to use EAF homelessness prevention funds to support the expansion of our LSE program to preserve income for low income and small business owners of color and prevent housing insecurity. Funds will support screenings and intakes for potential clients, as well as matching clients with attorneys for limited scope or longer-term representation in commercial lease negotiations and related eviction proceedings. 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 ongoing COVID-19 pandemic. With the economic shutdown, our small business clients are fighting for their livelihoods and their housing security 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.
<b>Project Goals and Deliverables:</b>	<p><b>KEY GOAL:</b> Prevent potentially catastrophic displacement or loss of businesses that are a primary income source and source of stability--including housing stability--for low-income clients and their families.</p> <p><b>DELIVERABLES:</b></p> <p>1) Screen and conduct intakes for potential low-income commercial eviction defense clients who are under imminent threat of eviction and place with in-house, contract, or pro bono attorneys. LCCRSF will select clients for placement based on each client's available financial resources and membership in traditionally marginalized groups. (28 – 36 intakes per year)</p> <p>2) Match 16 - 20 small business clients each year throughout Year 1 – Year 3 with in-house, contract, or pro bono attorneys for limited scope or longer-term representation in eviction litigation or related proceedings.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	LSE will be staffed by two Staff Attorneys, the Program Coordinator, Program Assistant, and Administrative Assistant; and supervised by the Senior Economic Justice Attorney, who is supervised by LCCRSF's Deputy & Legal Director. LSE's lead Staff Attorney directs the day-to-day of the program and provides direct legal counsel at clinics and ongoing representation. LSE's Program Assistant, Administrative Assistant, and Program Coordinator coordinate workshop events and clinics, conduct client intakes, and coordinate matching with pro bono attorneys. The Senior Economic Justice Attorney helps build, vision, and troubleshoot the direct services, plus builds law firm and community partnerships.

	<p>LCCRSF also enlists over 200 volunteer attorneys from leading law firms and in-house counsel programs, who regularly receive an updated list of pro bono opportunities. Attorneys who counsel clients are licensed in the State of California and receive supervision at legal clinics as well as training opportunities from LCCRSF. Due to the COVID-19 pandemic, all of our attorneys are providing their pro bono support remotely, with remote technical assistance and training from LCCRSF staff.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Legal Access Alameda: 2nd Cycle Homelessness Prevention Formula Grant**

<b>Current Services Eligibility:</b>	Legal Access Alameda provides pre-eviction and eviction legal advice and counsel services through three programs: 1) Community Legal Assistance Saturday Program ("CLASP"); 2) Lawyers in the Library; 3) Free Legal Answers. CLASP is a monthly general drop in clinic held virtually on the first Saturday of the month. Typically there are 3-5 housing attorneys available to clients with tenant rights and eviction defense issues providing 15-20 minute advice and consultation. All clients sign a limited scope agreement for the assistance received the day of the clinic. The Lawyers in the Library program recruits volunteer attorneys to provide free legal consultations and referrals at public libraries on a rotating basis throughout the month, currently about fourteen times a month in total. Attorney volunteers in the program provide detailed legal advice regarding pre-eviction, habitability and eviction defense, or appropriate referral to the clients who come seeking assistance in these areas. This grant funding would specifically support our Free Legal Answers program, an ABA on-line platform that allows income eligible clients throughout California to submit written Covid and disaster (such as the current wildfires) related legal questions to be answered by volunteer attorneys. In the past year 20% of the questions submitted to Free Legal Answers related to housing concerns.
<b>Proposed Activities:</b>	This grant funding would specifically support our Free Legal Answers program, an ABA on-line platform that allows income eligible clients throughout California to submit written Covid and disaster related legal questions to be answered by volunteer attorneys. Many of these questions relate to housing concerns. Volunteer attorneys draft answers to legal questions which are then reviewed by expert attorneys before being provided to the client. Currently Legal Access has contracted with the Eviction Defense Center to review all housing question responses.
<b>Project Goals and Deliverables:</b>	The key goal for this project is to provide accessible, efficient housing advice and counsel to low-income tenants throughout California relating to disasters and the pandemic, including the eviction moratoriums, ERAP rental assistance and guidance once the moratorium protections expire. In the past year, Free Legal Answers has served around 1,500 clients and recruited and trained 198 volunteers. Of the clients served about 20% had housing issues. As a deliverable we would hope to serve approximately 300 housing clients per year under this grant.
<b>Project's staffing, including supervision and use of volunteers:</b>	The Free Legal Answers program is supervised by our full time Disaster Services Managing Attorney, who oversees the inflow of client questions and pick up by volunteer attorneys, their timely responses and the expert attorney review. Currently we also have a full time PLL who assists and is directly supervised by the Disaster Services Managing Attorney. Generally all services are provided by volunteer attorneys. The entire Disaster Services Program is overseen by Legal Access' CEO, Tiela Chalmers, who has over 30 years of pro bono legal services experience.

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**PROJECT PROFILE**

**Legal Aid at Work: Helping formerly incarcerated persons statewide and undocumented immigrants in the Central Valley avoid eviction by protecting their primary sources of income**

<b>Current Services Eligibility:</b>	<p>Legal Aid at Work will use the EAF Homelessness Prevention Fund (Round III) formula grant funds to expand upon the same two types of programmatic activities that have already been partially funded in prior rounds of EAF Homelessness Prevention Fund Grants. Specifically, we will work with (1) formerly incarcerated persons and (2) undocumented immigrants in the Central Valley experiencing eviction or other housing crises.</p> <p>We will help these individuals, who are some of the most at-risk populations for experiencing homelessness, obtain or maintain their key sources of income—their jobs and related income-maintenance benefits—in order to help keep them from falling into homelessness. Both of these sets of activities meet the statutory definition of “ensuring receipt of eligible income or benefits to improve housing stability”, as previously determined by the Commission.</p>
<b>Proposed Activities:</b>	<p>Legal Aid at Work (LAAW) will help vulnerable populations who are at extreme risk of homelessness achieve or maintain steady sources of income so that they can earn a living that keeps them stably housed. Specifically, LAAW will (1) expand our services helping formerly incarcerated individuals obtain and retain employment by protecting them from job-related discrimination based on their arrest or conviction records so that they are able to maintain their primary source of income and achieve stable housing; and, (2) expand our work helping undocumented immigrants in the Central Valley who are facing housing instability obtain and maintain their key sources of income: their jobs and related income-maintenance benefits.</p>
<b>Project Goals and Deliverables:</b>	<p>The overall goal of our first 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"> <li>*Continue identifying and developing a vast network of Fair Chance partners throughout the state to help enhance the outreach efforts</li> <li>*Continue education and outreach on California’s Fair Chance laws through direct training, presentation, and dissemination of information</li> <li>*File administrative charges for clients whose rights under the Fair Chance Act/anti-discrimination laws were violated</li> <li>*Continue working with and advising formerly incarcerated persons through our clinics and helplines</li> </ul> <p>The overall goal of our second project is to ensure that undocumented workers experiencing eviction, housing insecurity, or homelessness have access to a holistic range of services, including but not limited to LAAW’s employment-related services, so that they can maintain income and pay rent. Specifically, we will:</p> <ul style="list-style-type: none"> <li>*Continue identifying and developing a vast network of partners throughout the state to help enhance the outreach efforts and refer clients to relevant services necessary to attain housing stability</li> </ul>

	<p>*Continue education and outreach on the employment rights of undocumented workers through direct training, presentation, and dissemination of information</p> <p>*Establish a hotline that our partners can refer clients to who will then be referred to LAAW's statewide network of clinics and, where appropriate, impact litigation docket</p> <p>*File administrative charges for clients whose rights under the anti-discrimination and anti-retaliation laws were violated</p> <p>*Develop self-help materials on immigrants' employment rights in multiple languages (such as videos, wallet-sized cards, postcards, and one-page flyers); disseminate those materials via our partners, in person, via mail, and through LAAW's website and LawHelpCA.org</p> <p>*Continue working with and advising undocumented persons through our clinics and helplines</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>As mentioned above, our project supporting formerly incarcerated persons is currently staffed by Staff Attorney Stacy Villalobos and Fair Chance Community Organizer Katie Dixon. We are still working on hiring a new Senior Staff Attorney and Director of our Racial Economic Justice Program to help expand the capacity of the program to serve formerly incarcerated persons—a position that has been left unfilled for several years in part due to funding constraints.</p> <p>Our project supporting undocumented workers in the Central Valley currently employs both a community organizer and attorney who are physically based in the Central Valley (and supervised by a Program Director) to conduct outreach and provide legal information and wrap-around job-related legal services to undocumented Central Valley workers facing eviction, housing instability, and similar housing crises. These staff will ensure that, while workers are addressing housing insecurity issues, they are also better able to maintain stable sources of income to help them pay the rent even after the crisis has passed.</p> <p>Regarding day-to-day supervision and quality control of the cases that feed into these projects, the program directors overseeing and attorneys overseeing each project will provide direct supervision of all external attorneys, paralegals, law students, and any volunteers. All volunteer attorneys', paralegals', community organizers, and students' work product is reviewed, and each is provided with advice and feedback from the supervising attorney. Law clerk evaluations are also completed for each student at the end of their term.</p>

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**Legal Aid Foundation of Los Angeles: Comprehensive Expansion of Homelessness Prevention Services**

<b>Current Services Eligibility:</b>	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 significant amount of its resources to address housing issues. Over twenty-five 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 15 paralegals provide limited assistance to tenants and support the attorneys in this work. In 2019, LAFLA closed nearly 8,000 housing cases, and presented Know Your Rights and other informational workshops to 10,000 tenants facing evictions. In 2021 we also initiated a Tenants' Small Claims Project, with Equal Access to Justice Funding (EAF) from the State Bar of California, to address rental debt issues arising from COVID-19 tenant protections. Despite this significant amount of resources, there still are gaps in the services we are able to provide to tenants.
<b>Proposed Activities:</b>	We need to add resources to our existing homeless prevention work. LAFLA's comprehensive project would add new positions: One supervising attorney - attorneys we hire for eviction defense are generally new lawyers and have little to no experience and need a greater amount of supervision; our attorney to supervisor ratio is untenable and we need more resources. With our rapid expansion of our eviction defense practice, it has been very difficult to hire attorneys. In order to meet the need, we will add two post graduate fellows each year, hired in their third year of law school to begin work in the fall following the State Bar exam. They will be employed for one year, and transition into available staff attorney positions. Two case managers will focus on non-legal support for clients. We need more expertise in subsidized housing, so we will add one full time dedicated attorney and paralegal.
<b>Project Goals and Deliverables:</b>	<p>a. Supervising Attorney- the supervising attorney will join a team of one Managing Attorney and two supervising attorneys. The new Supervising Attorney will supervise approximately five attorneys and three paralegals. This will free up time for the managing attorney to oversee LAFLA's entire eviction practice, while ensuring staff have adequate supervision .</p> <p>b. Post-Graduate Fellows- These fellows will learn housing law and assist a minimum of 75 client households with legal assistance, for a total of 450 households over the three-year grant period.</p> <p>c. Case managers- Case managers will assist approximately 80 households each year with non-legal issues such as applying for rental assistance or other forms of economic assistance, provide referrals and listings for housing and social services, and assist with a myriad of issues related to housing stability and/or relocating to stable housing. They will assist a total of 480 households over the grant period.</p> <p>d. Subsidized housing team- The subsidized housing team will create training materials for other advocates. They will also assist approximately 60 households on subsidized housing matters each year, for a total of 180 for the grant period.</p>
<b>Project's staffing, including supervision</b>	Project staffing will include one supervising attorney to help supervise attorneys who practice in LA County's largest courthouse. The Stanley Mosk court hears 31 percent of all eviction cases in the County. In 2019, there were 12,766 eviction filings at this courthouse alone. Approximately half of our eviction staff works on cases filed in Mosk. As alluded to, this is too many staff for one supervisor to

<b>and use of volunteers:</b>	manage. LAFLA's eviction defense practice also supports many community and pro bono volunteers. The supervising attorney will also be expected to oversee these volunteers in order to promote access to justice for those who have been previously denied access due to socio-economic barriers or systemic poverty. Six post graduate fellows will be hired throughout the three-year grant. Each year we will offer two one-year fellowships to third-year law students. We will focus our efforts on law students from underrepresented communities. There may be opportunities for the fellows to obtain employment as staff attorneys upon completion of their fellowships. We will also hire two case managers to handle non-legal issues and thus free up legal staff time. Lastly, we will hire one attorney and one paralegal to work specifically on subsidized housing issues, representing clients in hearings and in administrative writs.
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**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
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**Legal Aid Foundation of Santa Barbara County: Homelessness Prevention**

<b>Current Services Eligibility:</b>	Housing and eviction defense services have always been part of our main services for over twenty years, if not longer. Additionally, we have provided eviction defense services under Shriver since 2011, as well as under IOLTA/EAF and EAF HP. We currently employ five housing and eviction defense attorneys.
<b>Proposed Activities:</b>	LAFSBC intends to use new HP funding to continue the services of a Housing/Eviction Defense attorney who previously received funding under the EAF-HP program. The majority of work will involve eviction defense or eviction prevention cases, but as time and caseload allows the attorney may also take on habitability work, public benefit cases to improve housing stability, and renter education activities.
<b>Project Goals and Deliverables:</b>	The proposed deliverables are based on an approximate 50% FTE for one Housing attorney. The attorney will complete at least 48 project cases per year, which may include eviction defense and prevention, habitability, or benefits cases that help ensure housing stability.
<b>Project's staffing, including supervision and use of volunteers:</b>	The project will be staffed at approximately 50% FTE by the attorney who was previously funded under EAF-HP. The attorney is supervised by our Director of Litigation. Volunteer law students or college students may be involved as time allows for the project attorney. We also have a volunteer attorney who is a retired (but still licensed) litigator who may be able to co-counsel or provide additional support for more complex cases.

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**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Aid of Marin: Homelessness Prevention 2022-2024**

<b>Current Services Eligibility:</b>	<p>Housing Advocacy is one of two main pillars of Legal Aid of Marin's ("LAM") legal services (the other being Employment Law). Providing assistance to clients with incomes below 125% of the federal poverty line, LAM Housing supports the most marginalized and underserved Marin tenants with a wide range of legal services. Our Housing Team, staffed by three attorneys and three legal assistants, represents Marin tenants in eviction defense matters, including pre-eviction advise of rights, counseling, negotiations with landlords, and litigation. LAM staff help resolve disputes with landlords over habitability issues and reasonable accommodation requests. Additionally, the Housing Team heads off illegal and retaliatory rent increases. Traveling across Marin as well as utilizing technology like Live platforms on Facebook and Instagram, LAM Housing conducts widespread outreach and clinics to advise tenants of their rights and any changes in the law that may affect Marin renters. Our Housing staff prepare resource materials like informational flyers that are widely distributed to partner organizations, community centers, libraries, and food banks across Marin. A majority of the Housing Team is bilingual, which is necessary to support our clients, who are mostly Spanish-speaking. LAM's Housing services are comprehensive and impact many. In the first half of 2021 alone, LAM Housing assisted 834 people from all across Marin. In the first six months of 2021, LAM's six-person Housing Team completed almost 4,000 hours of work supporting Marin renters, resulting in a direct economic benefit of \$88,847. LAM Housing is a leader in helping tenants across Marin County.</p>
<b>Proposed Activities:</b>	<p>LAM Housing will assist tenants in preserving access to housing and preventing evictions. This includes consultation, advise of rights, negotiations, and representation in litigation. LAM Housing will enforce housing rights, including pursuing habitability complaints, fighting illegal rent increases, demanding repairs, and making reasonable accommodation requests. As education is critical to homelessness prevention, LAM will conduct countywide outreach and clinical services, traveling to community centers, libraries, food banks, and partner organizations. LAM will continue to develop and distribute written bilingual housing resources to tenants across Marin. Utilizing social media platforms like Facebook and Instagram Live, LAM staff will disseminate "need to know" information rapidly to ensure that tenants understand their rights under the ever-shifting legal landscape. With the expiration of the eviction moratorium looming and the fact that LAM is the only qualified civil legal services organization with an office in Marin, we expect need for our services to increase dramatically.</p>
<b>Project Goals and Deliverables:</b>	<ol style="list-style-type: none"> <li>1. Homelessness Prevention Through Direct Legal Services: Provide excellent, client-centered, and holistic housing services to income-qualifying tenants living in Marin. Services will include pre-eviction assistance and eviction defense, advise of rights, consultation, negotiation, and litigation. We aspire to maintain housing stability or ensure "soft-landings" for every client that LAM Housing serves.</li> <li>2. Homelessness Prevention Through Outreach: Conduct widespread outreach and intake clinics across Marin County, in partnership with organizations including, but not limited to, Canal Alliance, the Phoenix Project, North Marin Community Services, Community Action Marin, and West Marin Community Services.</li> <li>3. Homelessness Prevention Through Dissemination of Written Resources: Develop bilingual written resource materials advising of tenant rights and changes in</li> </ol>

	<p>housing law for widespread distribution at community centers, partner organizations, food banks, and libraries.</p> <p>4. Homelessness Prevention Using Technology: Use social media platforms like Facebook and Instagram Live to disseminate "need to know" information that directly impacts tenants in Marin.</p> <p>5. Homelessness Prevention Using Media: Utilize other platforms like appearing on radio broadcasts to spread public awareness of LAM's services.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>This project will be supervised by LAM's Housing Supervising Attorney and staffed by one 0.45 FTE Bilingual Legal Assistant. Volunteers will be used based on client demand and local volunteer availability. This project is part of a larger housing effort, as described above.</p>



**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Aid of Sonoma County: Homelessness Prevention Project (HPP)**

<b>Current Services Eligibility:</b>	<p>Legal Aid of Sonoma County (LASC) helps over 1,000 tenants annually with eviction defense and other rental housing legal issues, including habitability, ADA, and Housing Choice Voucher (formerly Section 8) issues. Services include information and advice, document preparation, negotiations, and court/administrative hearing representation. Beginning in 2020 with EAF HP funding we were able expand these services with a dedicated Homelessness Prevention Project (HPP) team to assist clients with resolving pre-eviction landlord-tenant disputes and removing legal barriers to housing. Prior to Covid-19 restrictions on in person gatherings, all eviction defense and tenant assistance services were provided on a walk-in basis and through off site outreach visits.</p> <p>After we had to suspend walk-in services due to State and local orders for office closures, we continued to provide these services using remote technology (email, zoom, electronic court filing) or in person by appointment only. Our HPP outreach team continues to meet with clients at various partner sites throughout the County, including shelters and transitional housing facilities. We recently began outreach services again to housed tenant residences. In addition to remote services and offsite outreach, we use an outdoor client meeting station to meet with clients in person by appointment for document execution in front of our office.</p>
<b>Proposed Activities:</b>	<p>The Homelessness Prevention Project (HPP) removes barriers to housing and keeps people on the verge of homelessness, housed. Services include ensuring receipt and retention of eligible income or benefits such as housing vouchers and disability benefits, clearing eviction and criminal records to help people become eligible for housing, and helping clients resolve debtor creditor issues that weaken their housing applications. In its first year, this project also assisted tenants with the eviction issues before they rose to the level of an unlawful detainer. However, LASC recently expanded its tenant housing program significantly with receipt of ERAP funds. These functions are now being shifted to that team so that HPP can concentrate on assisting people to get into housing.</p>
<b>Project Goals and Deliverables:</b>	<p>The Homeless Prevention Project removes barriers to housing for tenants or others who are unstably housed and homeless people attempting to obtain temporary or permanent housing. The HPP attorney identifies clients from LASC's tenant population and clients of homeless service providers who can benefit from these services. For tenants who must vacate, and for homeless individuals, HPP helps remove legal or resource barriers to successfully applying for new rental housing. Services may include expungements or other criminal record issues, applying for benefits (or challenging denials/reductions in benefits) like Social Security and SSDI, consumer debt issues, and clearing past evictions. Legal services include legal advice, drafting documents and letters, negotiations with landlords, and representation at administrative hearings. HPP clients recognize concrete benefits such as obtaining or retaining housing vouchers, increasing their financial ability to pay for housing, and having the opportunity to apply for housing they were not previously eligible for.</p> <p>The HPP will continue to offer on-site trainings to homeless service providers to help them identify legal barriers to housing. This fosters referrals that are more effective. Local and state governments continue to amend eviction and housing laws. Trainings will include information about these new laws as they emerge.</p> <p>Annual Quantitative Outcome goals:</p>

	<p>The HPP will:</p> <p>Help 5 Project clients to access benefits like Social Security</p> <p>Help 5 Project clients with license holds to get back on the road to employment</p> <p>Help 10 Project clients with consumer debt issues resolve their creditor issues.</p> <p>Help 10 Project clients to clear previous evictions from their records.</p> <p>Help 10 Project clients improve their criminal records.</p> <p>Help 40 Project clients connect to social services or financial assistance that can help them obtain housing.</p> <p>Estimated Annual Project Demographics:</p> <p>The HPP will:</p> <p>Assist 20 HCV holders</p> <p>Assist 75 disabled individuals</p> <p>Assist 50 homeless individuals or individuals in transitional housing.</p> <p>Annual Community Outreach and Education Goals:</p> <p>The HPP will:</p> <p>Give 5 trainings to staff at organizations that serve homeless individuals.</p> <p>Hold 5 community education presentations for tenants/homeless individuals on resolving legal barriers to housing.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>A Homelessness Prevention Project (HPP) Attorney and bilingual caseworker staff the project. The project also uses law student interns whenever possible to help with intake and document preparation for clients.</p> <p>Both the executive director, who is responsible for new program implementation, and a supervising attorney who oversees LASC's housing programs, supervise the HPP attorney. The HPP attorney supervises the caseworker. The HPP attorney also participates in bi-weekly housing team meetings. The executive director or housing supervisor meets with the HPP attorney and caseworker biweekly to track the HPP caseload and deliverables.</p>

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**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
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**Legal Aid Society of San Bernardino: MAINTAIN YOUR HOME (aka MY HOME)**

<b>Current Services Eligibility:</b>	<p>LASSB has provided pre-eviction and eviction defense services for many years. Past work has included tenant and landlord education, completion of discovery tasks, mediation and negotiations, and limited representation services. In addition to eviction defense, this work has involved actions pressing to correct non-habitable conditions, negotiating tenants' relocation into habitable units, negotiating tenants' reimbursement for damages sustained within damaged rentals, and helping clients secure refunds of deposits. This work has also involved defending unwarranted restraining orders sought to circumvent a tenant's rights and action taken to obtain needed restraining orders to protect tenants from unlawful acts by managers or other tenants of the same rental complexes. We have also assisted clients with establishing or securing income to which they are entitled to improve housing stability. We have also assisted in securing needful protective restraining orders and facilitating the victims' relocation into more secure locations.</p> <p>LASSB secured the grant to facilitate the Renters' Relief program for the Cities of San Bernardino and Fontana. We will continue to provide this service for the duration of that program.</p> <p>The Covid-19 pandemic restrictions, including court closures and prevention of eviction filings, resulted in our current housing work involving an increased number of consultations for tenants and homeowners alike. LASSB responded by providing ongoing training to remain abreast of an ever-changing legislature regarding housing. We are ready to resume eviction defense and foreclosure prevention services to serve qualifying clients; we will continue providing previously identified legal services attendant to preserving housing.</p>
<b>Proposed Activities:</b>	<p>This grant will allow LASSB to establish site(s) to deliver services to the most needful and underserved residents of communities near the Central District courthouse of San Bernardino County. Services will be provided to income-qualifying residents of all ages, gender, race, origin, or immigrant status. Services will include counsel and advice, defense assistance in landlord-tenant rental disputes, eviction defense, including pre-eviction negotiations, preparation for eviction hearings, and representation at such hearings. This project will also include services to prevent foreclosure, including review of pending actions, assessment of viable remedies, negotiation, assistance with pursuing re-finance or loan modification, or assistance with short sales to prevent the clients' total loss and homelessness. Additional services will include securing or collecting rightful income to improve home stability and securing domestic violence restraining orders to protect and facilitate safe housing for the domestic violence victim.</p>
<b>Project Goals and Deliverables:</b>	<p>The awarded funds will allow delivery of services into the region of greatest need. Such funds will also allow expanded services to add:</p> <p>(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</p>

	<p>motion to stay to assist tenant in locating replacement housing to avoid homelessness; and,</p> <p>(5) represent the most challenged clients through completion of their homeless prevention service.</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 30 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 a 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 10.</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> <p>4) If the client is a homeowner facing loss through foreclosure, review of relevant documents, assessment of the client's financial position, negotiation to pursue resolution through a structured payment plan, loan modification or refinance of negotiation for a short sale to prevent total loss and homelessness. Estimated at 1 per month.</p> <p>5) The advocate will prepare a demand letter in appropriate cases. Estimated at 1-2 per month.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Pablo Ramirez, ED, is an experienced litigator with strong regulatory compliance, management and administration experience, including administration of federal, state, county and private grants. In his last position he established successful collaborations and expanded the housing project to encompass a staff of 21. His compliance standards and management techniques allowed an increase in client services (from 1,000 to 5,000+ clients per year), with minimal compliance findings. Our Managing Attorney has worked with LASSB since 2001. His strong legal career includes experience in Family Law, Bankruptcy, and Residential law. He previously managed a renowned law firm, covering multiple areas of law, and he has over 15 years of experience in teaching paralegal courses.</p> <p>Our Chief Administrator has served as liaison in numerous programs for the past 18 years; she is experienced in producing reports for funders and ensuring compliance. She has established a network with local nonprofits to facilitate our clients' access to supportive services.</p> <p>Our Case Management Director has 21 years of experience in database management and grant reporting. Our HR Manager/Executive Assistant II/Volunteer coordinates and manages volunteers to ensure accuracy and compliance. The remaining staff consists of 3 attorneys, 7 caseworkers, and an intake worker. Staff meets weekly; litigation staff meets bi-weekly to review procedures, updates, and to discuss projects and casework to assure well-trained, cohesive operation. Volunteer attorneys are assigned work based on their expertise. Staff attorneys mentor volunteer attorneys, assign the volunteer reading material to ensure competence, observe the volunteer's work, and review the volunteer's casework.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Aid Society of San Diego: Housing Stability Project**

<b>Current Services Eligibility:</b>	<p>LASSD has multiple teams that provide eviction defense to low-income residents of San Diego County in landlord-tenant rental disputes. LASSD's teams that work with eviction defense 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 include post-judgment relief such as representation for ex parte applications to stay execution of judgment. LASSD's Fair Housing Team conducts testing and handles housing discrimination complaints. LASSD's Pro Bono Team operates an in pro per unlawful detainer clinic at the Central courthouse assisting tenants facing eviction in completing complex answer forms and other eviction forms. In addition, LASSD's Community Response Team 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 case managers who provide supportive, wrap-around services to those who may have one or more of the following: physical or mental disabilities, are elderly, are not technologically savvy, are monolingual, live in remote areas, and/or lack transportation which creates obstacles in navigating the eviction process. Case managers help clients access other needed LASSD services such as assistance with food, housing, and health care benefits which furthers the goal of preventing homelessness.</p>
<b>Proposed Activities:</b>	<p>LASSD's project will be expanding services in two different ways. One part of the project will be increasing its legal help for persons displaced because of domestic violence who are presently in shelters or temporary housing, or at risk of displacement through our Family Law Team. Through legal advice, legal representation, and outreach this part of the project will aim to increase client's housing stability by obtaining child and spousal support orders, securing clients access to their portion of community property assets, and avoidance of community property debts accrued during a marriage which are factors that help prevent homelessness and increase housing stability.</p> <p>The other part of the project will be adding legal services to ensure receipt of eligible unemployment benefit income to tenants to help improve their housing stability and prevent homelessness through our Economic Development Team, by providing legal advice, legal representation, and outreach.</p>
<b>Project Goals and Deliverables:</b>	<p>The project that will be under our Family Law Team aims to increase financial and housing stability for survivors of intimate partner violence who are presently displaced in shelters or temporary housing, or at risk of displacement. Through advocacy, resource navigation, legal advice and legal representation, this project will aim to increase client's housing stability. This may include obtaining child and spousal support orders, securing clients access to their portion of community property assets, and avoidance of community property debts accrued during a marriage. LASSD will hire a Family Law Advocate to provide support, information, and advocacy. The Advocate will assess all issues presented by the survivor, as well as other legal and social problems the client did not self-identify with or articulate. The Advocate will coordinate with other legal teams within LASSD to ensure that victims receive proper holistic assistance and representation. The family law advocate will be able to assist clients with navigating resources like the</p>

	<p>enforcement of child support, job boards, housing postings, and county benefits. LASSD will hire an attorney to provide legal advice and representation to clients. Comprehensive representation may also include obtaining custody orders, protective orders, and judgments of divorce which can create greater stability for survivors in turmoil. LASSD will also hire a legal secretary who will provide necessary support and administrative assistance to the attorney and advocate. In its first year the project will aim to assist 50 survivors. In subsequent years, the project will aim to assist 100 survivors per year. To accomplish this goal, the project will expand intake eligibility to assist a greater number of applicants who call in for assistance in addition to conducting monthly “on-site” clinics with community partners. These clinics may be virtual in nature as required by coronavirus protocols.</p> <p>The project that will be under the LASSD’s Economic Development Team will try to ensure receipt of eligible unemployment benefits to improve housing stability and prevent homelessness. With an initial focus on outreach and education to the San Diego County community, LASSD’s Economic Development Team will also provide resource navigation and legal advice in certain instances. This may include applications for Unemployment Benefits (UB), advice and representation for denials. As the initial outreach and education on UB increases awareness, the ensuing legal advice will lead to increased financial stability for our clients and prevent chronic homelessness. LASSD’s Economic Development Team will hire an advocate to provide support, information, and advocacy. The advocate will be able to assist clients with navigating resources like the denials of UB and possible administrative appeals or remedies. LASSD will hire an attorney to provide legal advice and administrative law representation to clients with respect to UB applications, denials and appeals. In its first year, the project will aim to provide 6 Outreach and Education events on UB and provide direct assistance to 25 clients. In subsequent years, the project will aim to provide 10 events and assist 100 clients per year. To accomplish this goal, the project will expand intake eligibility to assist a greater number of applicants who call in for assistance in addition to conducting monthly “on-site” clinics with community partners. These clinics may be virtual in nature as required by coronavirus protocols.</p>
<b>Project’s staffing, including supervision and use of volunteers:</b>	<p>The legal help for displaced persons due to domestic violence part of the project will add a new staff attorney, new advocate, a part time legal secretary, and partial time of the Senior and Lead Attorney. Supervision will be by the Senior and Lead Attorney who will be providing training, supervision, assistance with some of the legal matters, and outreach. The project will look to utilize volunteers at the local restraining order clinics to help fill forms out and recruit volunteers through LASSD’s Pro Bono Panel.</p> <p>The project to help ensure receipt of eligible unemployment benefits to improve housing stability and prevent homelessness will hire a new staff attorney, part time advocate, and the partial time of the Senior Attorney. Supervision will be by the Senior Attorney who will be providing training, supervision, assistance with some of the legal matters, and outreach. The project will look to utilize volunteers to help fill forms out and recruit volunteers through LASSD’s Pro Bono Panel.</p>

**2021-2024**  
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**Legal Aid Society of San Mateo County: HomeSavers**

<b>Current Services Eligibility:</b>	Legal Aid SMC'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. HomeSavers staff also negotiate with landlords on tenants' behalf, and in appropriate cases represent tenants in court. Currently our in-person clinics have been replaced with virtual clinics and phone intakes supported by an intake app that allows for secure document sharing and form completion. These changes have ensured that tenants can access information and legal services safely while our staff works remotely. 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.
<b>Proposed Activities:</b>	Expanding pre-eviction legal services, counseling, and renter education is an essential adaptation of our program that began this year and will accelerate as COVID-related tenant protections expire. Legal Aid SMC will provide a continuum of support to tenants at risk of eviction, from documenting an application to the state rental assistance program, to defending an unlawful detainer in the court. Through our established housing hotline, we will identify and consult with individual households with pre-eviction concerns about rent debt and potential eviction risk. We will develop Know Your Rights materials in multiple languages to help tenants document communication with their landlords. We'll also conduct outreach and provide pop-up brief service clinics at community centers, churches and schools for individual preventative education and preparatory assistance. We'll also continue to represent low-income tenants in unlawful detainers to enforce eviction protections under the COVID-19 Rental Housing Recovery Act (AB 832).
<b>Project Goals and Deliverables:</b>	Create and distribute two sets of Know Your Rights materials to low-income tenants in San Mateo County. These materials will include infographics, fliers, video, and template letters to help tenants document communication with their landlords. Materials will be available in English, Spanish, Chinese, and Tagalog. Information will be regularly reviewed and updated, as needed. Provide 14 pop-up brief service clinics at community centers, churches and schools for individual preventative education and preparatory assistance. Conduct outreach at six locations throughout the community, with an in-person presence where feasible, to facilitate distribution of Know Your Rights materials and raise awareness of the legal assistance available. Represent 12 low-income tenant households in unlawful detainers to enforce eviction protections available to low-income tenants including those under the COVID-19 Rental Housing Recover Act (AB 832). Provide direct legal services to 35 low-income tenant households to address "upstream" issues of households at risk of eviction.
<b>Project's staffing, including supervision</b>	Legal Aid SMC's HomeSavers program includes a team of four full-time housing attorneys and three part-time bilingual project coordinators. The team is supervised by Directing Attorney Shirley Gibson and Director of Litigation David Carducci, who utilize regular team meetings and daily communication to guide the team's direct services and policy advocacy work.

<b>and use of volunteers:</b>	HomeSavers also utilizes a cadre of trained pro bono attorneys. Pre-pandemic, these attorneys attended weekly housing clinics and assisted clients face-to-face. Legal Aid SMC's Director of Pro Bono, Stephanie Bilinski, is working to develop a program to provide pro bono support to the HomeSavers clients remotely.
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**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Assistance for Seniors: Homelessness Prevention Legal Services**

<b>Current Services Eligibility:</b>	<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. 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>
<b>Proposed Activities:</b>	<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. The attorney will assist the preparation of documents, gathering of evidence, coordinating witnesses, communicating with opposing counsel and conducting a trial, if necessary. 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. 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>
<b>Project Goals and Deliverables:</b>	<p>Each year, 125 legal clients housing will be preserved and/or stabilized through housing legal services, including direct representation and counsel and advice. Housing legal services will include direct in unlawful detainer actions, negotiations with landlords, review of housing notices, and other types of assistance as needed. In addition to housing services, LAS attorneys will also provide other types of legal services to address issues that are endangering an older adult's housing stability, such as elder abuse, immigration, public benefits and health law advocacy and guardianship.</p> <p>In addition to legal consultation and representation, LAS will also connect clients with other resources as needed to ensure they are able to live with independence and dignity. This can include housing focused case management, referrals to other attorneys for affirmative tenant lawsuits, in home supportive services, meal delivery services and connections to community centers for support.</p>

	<p>LAS will also provide housing education and outreach and conduct policy and legislative advocacy to ensure Alameda County is promoting and implementing policies that support BIPOC older adults.</p> <p>Attorneys will provide a high level of individual service to each client, working with clients one-on-one, and with the same attorney typically working with the client throughout the length of the case. The attorney will assist with the preparation of documents, gathering of evidence, coordinating witnesses, communicating with opposing counsel and conducting a trial, if necessary.</p> <p>To ensure non-English speaking older adults can access LAS' services, written materials are provided in multiple languages and staff are able to communicate in Mandarin, Spanish, and Finnish. LAS attorneys also arrange for court interpreters to be provided for hearings if needed. Community education is also provided in multiple languages. For all other language needs, including American Sign Language, LAS uses a phone interpreter service.</p> <p>Usually, LAS attorneys conduct nearly all client consultations in person, in the office or in other community locations, and routinely perform home visits to clients with limited mobility or financial concerns who would otherwise be unable to access legal services. This may include multiple home visits and coordinating transportation for the client when necessary. This service delivery model ensures that an older adult will never be denied LAS' services because of physical or mental impairment, limited financial resources, limited access to transportation, or any other issue that may impede access to services.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>LAS provides legal assessment and referrals, counseling and advice, and full representation. Given COVID-19, most services will take place over the phone and email. For special clients, LAS will continue to meet with the client in person, taken the necessary steps to protect the health and safety of the client and staff. When it is appropriate to do so, LAS will resume in person meeting at our Oakland office, at senior centers, and in clients' homes when appropriate.</p> <p>LAS clients are given the level of service that is appropriate given the facts and circumstances related to their case. This ranges from counsel and advice to full scope representation. If LAS assesses the client to need full representation, the attorney will assist in filling out the required paperwork, filing all documents with the court, coordinate the gathering of relevant evidence and representing the client at all court and settlement hearings. Typically, once a client starts their case with an attorney, it is the same attorney that stays with the clients for the duration of their case. Consistent representation from the same individual increases the ability of the client to complete the legal process and manage the stress of that process.</p> <p>Legal services staff are supervised by both the Legal Director and Executive Director. On a weekly basis, case review meetings are held where difficult or novel cases are brought for discussion. The meetings are conducted by the Legal Director and attended by the entire legal staff.</p>

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**PROJECT PROFILE**

**Legal Assistance to the Elderly: Fighting Evictions of Seniors and Adults with Disabilities in San Francisco**

<b>Current Services Eligibility:</b>	<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>
<b>Proposed Activities:</b>	<p>We will use the Homelessness Prevention funds to prevent eviction by allocating them towards a paralegal who will support our housing staff attorneys in providing full-scope representation defending Unlawful Detainers actions. This paralegal will additionally provide support to attorneys fighting terminations of subsidies, unlawful rent increases, denials of necessary modifications, and extra-judicial evictions and harassment. The current LAE allocation is estimated to be \$100,000 dollars over three fiscal years. This amount would pay for approximately 40% of a full-time paralegal over this period. If we were to receive a higher amount we would use the funding towards an attorney to provide these services.</p>
<b>Project Goals and Deliverables:</b>	<p>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 100 cases over the course of one year.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The paralegal is on our housing team and will be supervised by the housing team's senior supervising attorney. Our team has 5 attorneys, (each with several years' experience) a supervising attorney and a senior supervising attorney. Our support staff includes two full-time and one part-time paralegals, and a full-time licensed social worker. One of our part-time paralegal manages our administrative hearings before the San Francisco Housing Authority and San Francisco Rent Board. The other 2 paralegals support our housing litigation. This position would support the housing litigation.</p> <p>Our housing leadership team has extensive experience with eviction defense, homelessness prevention and housing preservation. Our team includes: Senior Supervising Attorney, Margaret DeMatteo who has 10 years' experience working with tenants in unlawful detainer actions in San Francisco. Our Director of Litigation, Supervising Attorney, Hannah Kim who has been representing tenants in</p>

	<p>unlawful detainers for six years. Thomas Drohan has been LAE's primary housing Attorney for over 25 years. As the Director of Litigation Mr. Drohan supervises LAE's active litigation. He continues to provide direct representation in housing cases including eviction defense, illegal transfers of real property titles, affirmative actions to enforce a client's right to reasonable accommodation, and habitable premises. Executive Director and Managing Attorney Laura Slade Chiera, joined LAE in 2016 with 10 years' experience representing low-income tenants, focusing on those who were at immediate risk of homelessness and struggling with mental health disabilities.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Services for Children:**

<b>Current Services Eligibility:</b>	<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>
<b>Proposed Activities:</b>	<p>LSC will provide direct legal services to homeless youth, children in foster care, or those in need of a legal guardian to prevent or end homelessness. We will provide housing options counseling (including on the benefits of entering foster care or having a legal guardian); assistance to non-minor dependents (clients in extended foster care between the ages of 18 and 21) access their right to housing benefits; and pilot the Connecting to Bring CSEC Home project, that aims to create a more proactive and collaborative system of community-based outreach to the most disconnected system-involved youth experiencing commercial sexual exploitation (CSEC) in order to get them off the streets and into care.</p>
<b>Project Goals and Deliverables:</b>	<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>LSC's activities will include starting the Connecting to Bring CSEC Home project, the goal of which is to create a more proactive and collaborative system of community-based outreach to the most disconnected system-involved youth experiencing commercial sexual exploitation (CSEC) in order to get them off the streets and into care. Project activities will include organizing a convening of organizations that are working in San Francisco and Oakland with system-involved youth who are experiencing commercial sexual exploitation. The goal of the convening is to enhance services already being provided by street outreach organizations and increase collaboration among service providers with an emphasis on navigating the complexities of working with child welfare and juvenile justice partners. The project will then enact the strategies developed at the convening, and track and report on the results for CSEC youth in San Francisco and Oakland. The project will also involve addressing homeless CSEC by working with the task force groups and other partners who are working to address this issue via different avenues to ensure alignment and avoid duplication of efforts.</p> <p>Annual goals include:</p> <ol style="list-style-type: none"> <li>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 (Note: these will begin in Year 3 after the HP II funding is fully expended, and/or in addition to the deliverables in that grant if we are able to expand this work with the HP III funding).</li> <li>2. Conduct four (4) trainings and provide technical assistance annually to providers on the options for homeless and runaway youth to secure housing, including foster care and legal guardianships.</li> <li>3. Advocacy: LSC will provide advocacy for clients with the Child Welfare Department and file petitions in Juvenile Court, as needed, to secure appropriate placements.</li> <li>4. Conduct the Connecting to Bring CSEC Home project, including organizing a convening of providers to develop strategies that will be implemented, tracked and reported on. The project's goal will be to stably house commercially sexually exploited children and youth. Project work may also include including participating in task forces, meetings, and conducting policy analysis and making recommendations.</li> </ol>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>LSC's service model integrates substantive legal expertise with social work services to comprehensively meet the needs of client. The project's services will be provided by LSC staff attorneys and social workers, who work together to ensure the client's interconnected needs are met. All LSC staff who work with youth clients are subject to fingerprinting, TB tests, and background checks. Attorneys are all licensed to practice in California. The project will be staffed by:</p> <p>Jennifer Daly, Senior Dependency Attorney. Jenifer holds a B.A. from Boston College and a J.D. from Northeastern University School of Law. Jen has 20 years of experience working with youth, including in her private law practice representing children in the SF Dependency Court for nine years. She is a member of the SF HSA Interagency CSEC Program Steering Committee.</p> <p>David White, Staff Attorney and Guardianship Project Lead. David holds a B.A. from George Washington University and a J.D. from Georgetown University Law Center.</p> <p>Anabel Kingwood, Staff Attorney. Anabel holds a B.A. from Brown University and a J.D. from the University of California, Los Angeles School of Law.</p> <p>Linn Chiu, Senior Social Worker. B.A., Ohio University; M.S.W., San Francisco State University. Linn provides case management services for youth in legal guardianships, with a particular interest in working with queer/LGBT youth and youth aging out of foster care.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Services for Seniors:**

<b>Current Services Eligibility:</b>	<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. 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. 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>
<b>Proposed Activities:</b>	<p>Describe current legal services provided for eviction defense or other tenant defense assistance in landlord tenant rental disputes. 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. 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. 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>
<b>Project Goals and Deliverables:</b>	<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 &amp; private housing issues, homelessness, administrative law proceedings, and court hearings. We need to continue to provide direct legal representation and community presentations on preventing abuse, avoiding scams and accessing affordable housing and earned benefits.</p> <p>---</p> <p>Monthly caseload statistics are compiled and submitted to the Monterey County Area Agency on Aging. Our Board of Directors receives a detailed</p>

	<p>monthly report, including demographics and legal problem type. LSS Executive Director Creighton Mendivil is responsible for monitoring program goals and achievements.</p> <p>///</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Creighton Mendivil has been the Executive Director for the past year. Before that he was the Executive Director for SCLS in Santa Cruz and San Benito Counties for 8 years. Our prior Executive Director with 25 years with LSS is currently a volunteer for LSS. Our Managing Attorney has been in legal aid for 25+ years.</p> <p>Our legal advocates are ether law school graduates or law students via Monterey College of Law or California State University at Monterey Bay (CSUMB) gain experience and an appreciation for the specific legal problems afflicting Monterey County elderly citizens.</p> <p>78% of LSS' budget is directly allocated to staff salaries (including education, attorneys' continuing education licensing and health care). The remaining 24% is for direct staff support - rent, organizational insurance and other administrative costs. We are a small, lean organization whose mission and budget is focused on the direct provision of legal services to our clients. We have no superfluous costs - we have progressed into a paperless office to save office supply and document storage costs. Our staff and board understand the responsibility we hold to use these CalBar funds to the greatest extent possible ensure we continue to provide no-cost legal services to those seniors who otherwise will never be able to afford the services of a private attorney in the face of unlawful attempts at eviction or physical elder abuse.</p> <p>All volunteers - pro bono attorneys and law students are work closely with a staff attorney in all their LSS tasks.</p>



**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Legal Services of Northern California: Unlawful Detainer Defense Project**

<b>Current Services Eligibility:</b>	<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 far exceeds LSNC's current capacity to provide vital legal services to all eligible prospective clients on the brink of homelessness. The 2021-2023 Homelessness Prevention funding has helped LSNC to temporarily expand its eviction defense and housing preservation services throughout its service area and these new funds will permit LSNC to increase the number of staff attorneys devoted to this work for the term of the grant.</p>
<b>Proposed Activities:</b>	<p>LSNC's unlawful detainer defense project will provide legal information, assistance and representation to tenants and homeowners at risk of homelessness, along with similar assistance to support housing stability for low-income and other vulnerable populations in 23 northern California counties. In addition to eviction defense and foreclosure prevention work, LSNC will provide assistance and representation in matters related to preservation and development of affordable housing, habitability and economic supports that improve housing stability for low-income people. LSNC will use a variety of tools and strategies, including community legal education, advice and counsel to individual clients, pro per assistance, and full representation in appropriate cases. The project will initially focus its efforts on assisting clients impacted by the COVID-19 pandemic, working to safeguard their rights pursuant to the variety of laws enacted in response to the emergency.</p>
<b>Project Goals and Deliverables:</b>	<p>The key goals of this eviction defense project are to (1) significantly increase representation of tenants in unlawful detainer actions, and to a lesser extent homeowners facing foreclosure, in order to preserve housing for low-income and other vulnerable people throughout LSNC's service area, (2) expand awareness in LSNC's client communities of tenant and homeowner rights, particularly in light of newer legal protections available to tenants related to COVID-19 and natural disasters, and (3) assist more indigent clients to access supports, including emergency rental assistance programs and public benefits, that can help them avoid homelessness.</p> <p>Increased Representation - In 2020, LSNC represented clients in 120 cases wherein an unlawful detainer was filed in court and the case settled or resulted in a court decision. In another 90 cases, LSNC represented clients under threat of eviction, but before an unlawful detainer filing, to achieve a settlement. LSNC provided limited assistance and representation in more than 500 other housing cases, many of which were unlawful detainer cases that required a motion or answer to secure the tenant's rights. Through this project, LSNC proposes to annually represent clients in unlawful detainer actions and those under imminent threat of eviction or foreclosure in 500 cases (290 more such cases than LSNC handled in 2020).</p>

	<p>Expanded Tenant/Homeowner Awareness - LSNC will continue to develop information on its website, videos, written materials (including fact sheets and pro per packets), and community legal education presentations that are intended to provide tenants and homeowners with current information about their rights, specifically related to the COVID-19 emergency and natural disasters. The number of videos, written materials and presentations to be created will depend upon need - as the law and rights change, new materials will be necessary. If no significant changes occur, LSNC expects to produce 2 new videos, 2 new fact sheets or packets and 2 new presentations per year.</p> <p>Access to Supports for Tenants/Homeowners - Project attorneys working with tenants and homeowners to fight eviction, foreclosure or otherwise avoid homelessness, will assist clients to access emergency rental assistance, other government housing support programs, including subsidized housing, and public benefit income supports. When appropriate, attorneys will refer clients to LSNC's corp of volunteers who are specially trained to help with COVID-19 related rental assistance applications. The project will provide assistance to access these homelessness prevention supports in 250 cases per year.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>LSNC proposes to staff the project with a managing attorney, five staff attorneys and one non-attorney advocate. Project staff attorneys will be supervised by the managing attorney. The managing attorney will be supervised by the executive director and will have support and assistance from LSNC's regional counsel for housing. In addition to paid staff, the project will draw upon an existing core of volunteers, supervised and supported by LSNC's pro bono manager and pro bono coordinator. LSNC has a dedicated group of volunteer attorneys and law students specially trained on COVID-19 rental assistance programs and other special supports for tenants.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**McGeorge Community Legal Services: Homeless Advocacy Clinic**

<b>Current Services Eligibility:</b>	<p>McGeorge Community Legal Services (CLS) is a QLSP under California Business and Professions Code. CLS has been found eligible for 2021 interest on Lawyers' Trust Accounts (IOLTA). CLS currently supports "ensuring receipt of eligible income or benefits to improve housing stability" and "homeless prevention" which are AB164's permissible activities.</p> <p>CLS is a law office located on the campus of the University of the Pacific, McGeorge School of Law in Sacramento, California. CLS consists of on-campus clinics in Bankruptcy, Elder and Health, and Immigration Law. Students work a minimum of 120 hours per semester in CLS during the academic year. During the summer, many students work full-time. CLS has been recognized by the Sacramento County Public Health Department as an essential service for vulnerable people.</p> <p>As of July 1, 2021, McGeorge formally started a separate Homeless Advocacy Clinic (HAC) within CLS. For several prior academic years, CLS had a small Homeless Advocacy Project as part of the Elder and Health Law Clinic. One priority of the Project and now of the separate Homeless Advocacy Clinic is to obtain or reinstate Supplemental Security Income and Social Security Disability Insurance (SSI/SSDI) for individuals experiencing or at risk of homelessness. Obtaining an income stream from SSI/SSDI disability benefits is essential in improving housing stability. There is a direct nexus between access to SSI/SSDI disability benefits and obtaining housing. Without a reliable ongoing source of income, individuals experiencing or at risk of homelessness cannot secure and maintain safe and affordable housing.</p>
<b>Proposed Activities:</b>	<p>This grant would expand the existing McGeorge Homeless Advocacy Clinic by funding two new components:</p> <p>(1) an attorney focusing on Supplemental Security Income and/or Social Security Disability Insurance benefits (SSI/SSDI), including applications, appeals, and post-eligibility issues to improve housing stability; and</p> <p>(2) professional contract services for clients by funding expert medical reports necessary to obtaining SSI/SSDI disability benefits in a timely manner. Best practice when submitting an SSI/SSDI application for disability benefits is to include a written expert medical report as part of the initial application to help ensure timely approval.</p>
<b>Project Goals and Deliverables:</b>	<p>The mission of the Homeless Advocacy Clinic is to provide civil legal services that promote housing stability. A primary source of housing stability is the basic income that SSI/SSDI provides those who are unable to work. Obtaining these benefits is difficult for all applicants, but even more challenging for those experiencing homelessness. Factors of substance abuse, mental, and behavioral health issues make it virtually impossible to obtain benefits without legal representation. Although the private bar provides some representation, most attorneys do not provide representation until a claim has been denied. As a consequence, there is a gap in access to legal services for our unsheltered community; a gap that this project will help to fill. Funding a HAC attorney dedicated to representing clients at the initial application, together with funds to obtain medical evidence to support the claim, will increase current HAC capacity and increase the likelihood of a successful application for benefits.</p> <p>A key component of this project will be in-depth screening of potential clients, fact and record development, and submission of a complete application package. This process is challenging and time consuming, particularly for an unhoused client</p>

	<p>population, with whom communication and contact can be inconsistent. Nonetheless, the HAC attorney and law students will have the training and expertise to develop rapport with their clients and to develop and present evidence needed for a successful claim. Moreover, the ability to train and recruit a panel of expert medical advisors to help produce the evidence will be a game-changer. While community clinics provide basic care, they simply are not set up to provide detailed evidence to meet the complex medical and legal requirements necessary to prove eligibility for disability benefits.</p> <p>After initial screening, the HAC attorney and student will conduct an interview, secure a retainer agreement, and any releases necessary to conduct a full investigation of a client's medical, educational, and vocational history. (If the client has already been denied, in appropriate cases, the client will sign the documents necessary to file an appeal of the claim.)</p> <p>If an initial application is in order, a protective filing date will be established. Case development will begin, including obtaining medical records, work and education records, and an expert medical evaluation and report necessary. If so, an appointment with a medical doctor and/or psychologist from the established panel of experts will be scheduled.</p> <p>The HAC attorney and student will prepare persuasive pleadings at all levels of adjudication. While the aim is to have as many cases as possible approved at the initial level, there are some cases that despite the production medical evidence will turn on credibility determinations or require the use of vocational expert opinion. In those cases, the HAC team will proceed to administrative hearings on behalf of its client.</p> <p>If the matter is granted the HAC team will continue to represent the client to ensure benefits are properly paid. If the matter is denied, the HAC team will evaluate the merits of an appeal and represent the client during appeal. If an appeal is not pursued, the HAC team will advise the client of appropriate next steps, such as a re-application.</p> <p>The HAC attorney and students will build a caseload of SSI/SSDI applications, appeals and post-eligibility matters. The HAC attorney and students will seek to maintain an active caseload of twenty SSI/SSDI disability benefit clients.</p> <p>Throughout the pendency of the project the HAC attorney and Professor Hochbaum will maintain the panel of experts and, if necessary, recruit new experts. The HAC team will also conduct supplemental trainings for the experts as necessary or if SSA regulations and eligibility criteria are amended. In addition to training the experts, the HAC attorney and Professor Hochbaum will develop procedures with the panel and its staff to streamline the referral process.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Professor Ron Hochbaum, the faculty member and clinic director for the Homeless Advocacy Clinic, is an experienced legal advocate. He has represented individuals in claims before the Social Security administration for over a decade. In addition to supervising all cases and certified law students, Professor Hochbaum will be responsible for the supervising the HAC attorney.</p> <p>The director of McGeorge Community Legal Services and of the Elder and Health Law Clinic (where the Homeless Advocacy Project was previously located) is Professor Melissa Brown who has devoted her entire career to advocating for the rights of the elderly and disabled. As an attorney in private practice, she represented elder, injured, and disabled clients. Professor Brown's book, <i>Advising the Elderly or Disabled Client</i>, with co-author Lawrence Frolik, is used by attorneys and law students as a desk reference and elder and disability law guide.</p> <p>McGeorge Community Legal Services does not use volunteer attorneys for its direct legal representation.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Mental Health Advocacy Services: Homelessness Prevention for General Intake Clients**

<b>Current Services Eligibility:</b>	Mental Health Advocacy Services (MHAS) currently provides legal services to tenants involved in landlord-tenant rental disputes and other conflicts that threaten to render them homeless through a range of programs, including MHAS' HUD-funded Fair Housing Program and MHAS' State Bar-funded Homelessness Prevention Programs. Services provided in these programs range from brief advice and counsel to more extensive representation of tenant clients in negotiations with landlords, housing authorities, and other housing providers. MHAS also provides legal services to low-income tenants with mental health disabilities to improve habitability and legal services to ensure receipt of eligible income or benefits to improve housing stability. 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. In addition to these legal services, MHAS provides training and education to low-income tenants with mental health disabilities.
<b>Proposed Activities:</b>	MHAS proposes using this formula grant for legal services to low-income tenants with mental health disabilities who call or are referred to our General Intake line whose housing-related legal needs MHAS currently does not have sufficient funding to address. (MHAS currently must refer many of these callers to other organizations that do not share MHAS' unique focus and skill set on serving clients with mental health disabilities.) MHAS anticipates an increase in these housing-related calls to our General Intake line as local, state, and federal eviction moratoria begin to expire in the months ahead. Through this formula grant, individuals calling MHAS' General Intake Line (which has traditionally been more focused on assisting clients with issues related to disability benefits) will receive more extensive housing-related legal services, including pre-eviction legal services, advice and counsel, and legal services to improve habitability and prevent homelessness, than they would otherwise receive without this funding.
<b>Project Goals and Deliverables:</b>	The goal of this project is to help low-income tenants with mental health disabilities in Los Angeles County access and maintain safe and stable housing. MHAS seeks to serve a minimum of 5 clients per quarter – or 20 clients per year – through this project.
<b>Project's staffing, including supervision and use of volunteers:</b>	MHAS plans to have a portion of one Staff Attorney dedicated to this project. The Staff Attorney will be supervised by MHAS Housing Supervising Attorney, Naomi Sultan, who in turn is supervised by MHAS Managing Attorney, Jo Bloomfield. Ms. Sultan will provide oversight on all cases handled by the Staff Attorney.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**National Center for Youth Law: California Youth Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	<p>The National Center for Youth Law (NCYL) is a nonprofit support center that provides services aligned with the relevant activities of the Homelessness Prevention Fund. This formula grant will allow NCYL to partner with organizations that provide legal services that ensure the receipt of eligible income and benefits to improve housing stability and engage in significant homelessness prevention work. NCYL will continue conducting litigation that implicates the housing rights of approximately 9,000 non-minor dependents (NMDs) in California as set forth by state law. 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. Alameda County has been failing to meet this requirement for several years, often rendering NMDs homeless. This housing instability heightens the risk of commercial sexual exploitation, negatively impacts educational outcomes, and hinders economic stability, exacerbating a cycle of homelessness. Additionally, in Monterey, 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 support a Youth Advisory Board with and for homeless youth to inform and spark long-term systemic changes.</p>
<b>Proposed Activities:</b>	<p>The National Center for Youth Law's (NCYL) work that would be supported by this funding is focused on youth and families in the Bay Area and Monterey County. 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. NCYL will also continue conducting litigation to address homelessness on behalf of an individual, Tonisha Smith, against Alameda County in collaboration with Morgan Lewis and Youth Law Center and with input from other organizations, such as Alliance for Children's Rights and Young Women's Freedom Center, implicating the housing rights of approximately 9,000 non-dependent minors facing housing instability and homelessness in all counties in California.</p>
<b>Project Goals and Deliverables:</b>	<p>Activities</p> <ul style="list-style-type: none"> <li>&gt; Partner with up to 10 organizations to gather information and advance advocacy</li> <li>&gt; Get input from up to 25 community members about their experiences with the child welfare and juvenile justice systems</li> <li>&gt; Conduct impact litigation that could affect the rights of up to 350 non-minor dependents (NMDs) in Alameda County and up to 9,000 similarly situated NMDs statewide</li> <li>&gt; Create a plan to monitor implementation of county placement responsibilities</li> </ul> <p>Key Goals/Deliverables</p> <ul style="list-style-type: none"> <li>&gt; Compel Alameda County to follow its legal duty to offer the least-restrictive, safe, and appropriate placement for NMDs in its care</li> <li>&gt; Prevent homelessness and improve housing stability for up to 1,500 youth and families in the Bay Area and Monterey County</li> </ul>

	<ul style="list-style-type: none"> <li>&gt; Improve access to safe and suitable placements for up to 400 youth in extended foster care</li> <li>&gt; Set legal precedent for the housing rights of up to 9,000 youth in extended foster care as defined by California law</li> <li>&gt; 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</li> </ul>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Under the guidance of the National Center for Youth Law's Executive Director and Deputy Director, this project will be led by NCYL's Directing Attorney of Legal Advocacy and Child Welfare and Senior Director of Compassionate Systems. NCYL's Directing Attorney of Legal Advocacy and Child Welfare will oversee NCYL's NMD homelessness prevention litigation against Alameda County and will supervise an Attorney, Legal Fellow, and Paralegal's contributions to this initiative. The Directing Attorney will be responsible for the strategic vision of the litigation, reviewing and finalizing legal pleadings and motions, ensuring community support and collaboration, developing and implementing an appropriate remedy, and managing the day-to-day litigation activities of the other team members. The Attorney will be responsible for drafting pleadings, preparing discovery materials, fact development, and conducting legal research. The Legal Fellow will assist with legal research, drafting memoranda, and conducting discovery. The Paralegal will manage the case file, finalize and file pleadings, assist with discovery, and manage documents. NCYL will leverage the use of volunteers through co-counsel Morgan, Lewis &amp; Bockius LLP (Morgan Lewis), who will provide in-kind/pro bono support to this initiative. A partner and associate at Morgan Lewis will work with NCYL on this case, along with a number of Morgan Lewis support personnel, who provide and support a litigation discovery database for use in the case.</p> <p>NCYL's CA Director of Compassionate Systems will oversee homelessness prevention work in Monterey County with support from the CA Deputy Director of Compassionate Systems, Counsel for Compassionate Systems, and two Education Liaisons.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**National Housing Law Project: Addressing Documents, Records and Risk Impacts on Housing Access and Homelessness**

<b>Current Services Eligibility:</b>	As a state support center for California legal services programs, NHLP provides extensive assistance to QLSPs on eviction defenses, landlord-tenant disputes that threaten housing security and/or habitability and other landlord-tenant issues such as housing stability and threats of evictions as an outcome of domestic violence. In addition to our role as a support center, NHLP is also a designated technical assistance provider for the US Dept. of Justice's Office on Violence Against Women, charged with supporting legal services programs and other DV organizations in upholding the housing rights of DV survivors, who are a significant portion of the homeless population. Pertinent to the activities funded under this award, NHLP's attorneys are prominent experts in foreclosure prevention strategies, especially the CA Homeowner Bill of Rights and other CA-specific foreclosure protections, consumer law related to home lending and homeowners' rights under pandemic-related eviction moratoriums and displacement protection policies.
<b>Proposed Activities:</b>	The information age means that landlords can know a huge amount about prospective and current tenants. Eviction records, credit scores, criminal records, immigration status and other information is readily available, even in California, which generally protects more of this information. Tenant screening companies, landlords and housing agencies increasingly use that information in tenant selection, evictions and in determining where people can live. These policies and practices have huge ramifications for individual families but also affect overall fair housing opportunity as they increase segregation by race, income and disability status. Additionally, many of these policies and practices disproportionately impact survivors of domestic and sexual violence. NHLP will use litigation, training and implementation of existing law and regulation to reduce evictions and increase access to housing in California.
<b>Project Goals and Deliverables:</b>	<p>Tenants face major barriers to accessing and to maintaining housing that are unrelated to their abilities to pay rent or otherwise meet the terms of a lease. These barriers are manifested as discrimination against people with criminal records, immigrants, survivors of domestic violence whose abuse has affected rental history, people who pay rent with government support, and people with a prior eviction regardless of the cause. Other policies like crime free housing policies actively force landlords to screen out tenants or even evict tenants who are themselves victims of crimes. Local nuisance ordinances can categorize people with disabilities as eviction-worthy nuisances for exceeding a pre-determined "allowable" number of calls for emergency assistance. Many of these constraints and policies are tied to a history of racial discrimination in housing and due to the demographics of groups most affected, further perpetuate segregation and solidify diminished housing opportunity.</p> <p>Technology and the growth of information online has exacerbated many of these challenges while the parallel growth of large property management companies and corporate ownership of rental properties are also moving housing barriers higher. These companies often employ automated screening and strict policies that limit housing access. In the past, a criminal record or eviction record from another state likely would not be discovered by a prospective landlord. Now, the amount of information available to landlords has dramatically increased. Tenant screening companies increasingly offer automated screening products that categorically exclude people from tenancy based on a scoring matrix that gives no consideration</p>



of any context. A tenant might have a misdemeanor conviction from 20 years ago that continues to limit their housing choices. A tenant who filed a complaint to the city about sub-standard housing and was subsequently evicted because of it, suffers the same demerit as the tenant who was evicted for nonpayment.

Screening to disallow people with any criminal record disproportionately harms people of color as numerous studies confirm that law enforcement personnel are more inclined to arrest people of color than White people for the same transgression. Not only are people of color over-represented in instances of arrests but are far over-represented in the incarcerated population. After being tagged with a criminal record, studies show that criminal record is a much larger barrier for black renters than white renters. The University of California San Francisco conducted a focus group of people that became homeless for the first time after age 50. Almost all of the people reported that an arrest record or misdemeanor conviction was a major barrier to getting housing – even the records of many focus group members that dated back more than 20 years previous. The limited housing supply and the financial and health losses that low-income people and people of color endured in disproportionate numbers during the pandemic exacerbate the inherent challenges of these screening policies, putting more people at risk of homelessness and housing instability.

Many of these issues are not just a problem in the private housing market but are problems with housing authorities, Low Income Housing Tax Credit developers and HUD and USDA subsidized properties. Discrimination against HUD voucher holders and renters using government assistance was recently banned in California although landlords' refusal to comply is widespread and is not universally implemented by any means. USDA is dependably late to implement any new federal housing policies as was the case with the Violence Against Women Act tenant protections, a key weapon in fighting homelessness of survivors, which USDA finally reflected in its operations and guidance to property owners many years after its passage. Low Income Housing Tax Credit developers who operate in our state under the auspices of the California Tax Credit Allocation Committee (CTCAC) enjoy a historically absentee manager under the Internal Revenue Service. NHLP has continued to partner with CA QLSPs to work closely with CTCAC in closing gaps in its operating policies can create housing instability and risk of displacement.

NHLP will increase the capacity of legal aid attorneys and other advocates to use state and federal tools to improve housing access and stability. NHLP will use a range of strategies to further the project goals – a combination of live training, written publications, litigation, individual technical assistance, and advocacy support – to drive change that will improve housing access and stability for low-income renters.

California and federal law and regulation provide a foundation for advocates to increase housing access. Newly passed regulations by the Department of Fair Employment and Housing limit the use of criminal history in tenant screening, Senate Bill 329 limits discrimination against voucher holders, and California prohibits retaliation against immigrants in housing. Federal Fair Housing law is also a critical. However, these laws and regulations depend upon legal services and other advocates for proper implementation and enforcement. As a support center, NHLP will train other advocates on the legal framework and how to bring cases under these laws and regulations. NHLP will also be available to co-counsel cases. In the last three years, NHLP has dramatically expanded our litigation capacity and ability to co-counsel cases with legal services.

To improve access to housing in federally-assisted properties of HUD, USDA, and the LIHTC program, NHLP will bring our singular national expertise to help reform

	<p>policies and actions for these properties, advocate for timely adoption of passed policies and new regulations, and improve tenants' housing access and security.</p>
<p><b>Project's staffing, including supervision and use of volunteers:</b></p>	<p>Our two Senior Supervising Attorneys report to the Deputy Director, who in turn reports to the Executive Director. Staff attorneys meet regularly with their supervisor to review progress, discuss concerns, and plan work. The attorneys also receive guidance from the Executive Director and Deputy Director. Staff members participate in an annual performance review with their management.</p> <p>Each fiscal year, NHLP management designates which attorneys will work on particular projects, allocates the number of hours that each attorney should devote to those grants. Each attorney develops a work plan with their Supervisor, outlining the activities, the timeframe for carrying them out, and the goals. Each attorney maintains a daily time record of the time spent on each grant and meets with the Supervising Attorney regularly to review the work.</p> <p>Volunteers, often law students, are assigned an NHLP staff attorney who acts in a supervisory capacity for each work product that the volunteer produces. All work products are discussed in advance with the volunteer, then discussed and reviewed in one-on-one meeting during the course of the project, and then all products are final reviewed by the volunteer's supervisor prior to use. No work product created by a volunteer attorney or a law student intern/volunteer is ever released without a prior review and approval by an NHLP attorney staff member(s). Some common tasks undertaken by the volunteers are legal research and drafting of resource materials and articles on current issues.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Neighborhood Legal Services: 2021-2024 EAF Homeless Prevention Fund Formula**

<b>Current Services Eligibility:</b>	NLSLA has been a significant contributor to eviction defense and other tenant defense assistance in landlord-tenant disputes for low-income communities in Los Angeles County since it was founded in 1965. Today, NLSLA is a leader in housing stability and homelessness prevention in Los Angeles. It currently leads and oversees one of the largest right to counsel collaborative, Shriver Housing-LA, in collaboration with four of the largest legal aid firms in Los Angeles County. NLSLA currently provides extensive homelessness prevention services, including eviction defense and other defense assistance in landlord-tenant rental disputes at both pre-eviction and eviction stages, including in the mobile home context; services to prevent foreclosure for homeowners; legal services to improve habitability; increasing access to affordable housing; as well as broad and comprehensive services to ensure homelessness prevention, such as legal help for persons displaced due to domestic violence and ensuring receipt of eligible income or benefits to improve housing stability through public benefits and workers' rights advocacy. The level of service ranges from counseling, advice and consultation, participating in mediation, representation, to training and education. NLSLA has also collaborated with Los Angeles County by administering rental assistance funds provided by the Los Angeles Board of Supervisors to prevent the loss of housing for those individuals and families hard hit by COVID-19, including those who became unemployed.
<b>Proposed Activities:</b>	This grant would primarily fund NLSLA's Strategic Community Advocacy and Litigation for Equity ("SCALE") team to provide pre-eviction and eviction legal services for eligible tenants to maintain their housing, with a focus on affirmative and impact litigation. The services may range from eviction defense and other tenant defense assistance in landlord-tenant rental disputes, including mobile homes; preventing foreclosure; improving habitability; increasing affordable housing access; and legal help for persons displaced because of domestic violence. The project would provide broad homelessness prevention advocacy, including affirmative litigation to address discriminatory or illegal housing practices by housing providers, and advocating against landlord harassment. It may collaborate with other teams to provide comprehensive homelessness prevention services to improve housing stability, including ensuring receipt of eligible income or benefits through public benefits, workers' rights, and consumer advocacy. The team would also prioritize serving those with subsidized housing, including Section 8.
<b>Project Goals and Deliverables:</b>	The goal of this project is to provide eviction defense and homelessness prevention services to low-income vulnerable populations within SPAs 1, 2, and 3 to maintain safe and/or affordable housing - particularly targeting the disabled, older adult population, and limited-English proficient tenants. The project will deliver 800 counsel and advice cases per year, 64 limited and full-scope representation cases per year, two impact litigation cases over the life of this grant, as well as four education or training on tenants' rights per year. The project will also conduct approximately two clinics each month. The project will implement an outreach strategy and leverage NLSLA's diverse social media platforms.
<b>Project's staffing, including supervision</b>	The project will be supervised by Trinidad Ocampo, Supervising Attorney. Ms. Ocampo has been in practice for over 13 years with eight years of legal services experience assisting and representing tenants. In addition to Ms. Ocampo, the SCALE team will be comprised of four staff attorneys and two to three paralegals.

<b>and use of volunteers:</b>	<p>The staff attorneys will provide direct services, engage in outreach, and assist with paralegal oversight to relay advice to clients. Paralegals will screen applicants to determine eligibility and assist with relaying information and advice to eligible tenants under this project. All eligible tenants who are referred to the project would be provided at a minimum counsel and advice and educational information where appropriate.</p> <p>The project would incorporate pro bono attorneys and law school students to assist in clinic settings, which would be held about twice each month. Volunteers would also assist with extended service cases as appropriate. NLSLA's Director of Pro Bono will support recruitment and onboarding of volunteers. Ms. Ocampo and the staff attorneys will oversee the legal work of the volunteers.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**OneJustice: Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	<p>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. Additionally, OneJustice's IMPACT LA clinic with Jenesse Center has offered free legal consultations on housing, immigration, and public benefits law since 2013.</p> <p>OneJustice facilitates the delivery of substantive housing law expertise to housing QLSPs, other legal aid organizations, pro bono attorneys, and volunteers through training videos on the Pro Bono Training Institute (PBTI) so that there is a trained workforce to assist in eviction and other tenant defense. PBTI currently offers the following housing training courses:</p> <ul style="list-style-type: none"> <li>Basics of Unlawful Detainer Parts 1-3</li> <li>How to Prepare an Answer</li> <li>Negotiations &amp; Settlement Agreements Parts 1-2</li> <li>Eviction Protections in California During Pandemic</li> <li>Lawyering for the Tenants' Rights Movement</li> <li>San Mateo County COVID-19 Eviction Protections</li> </ul> <p>Additionally, PBTI recently partnered with the Disaster Legal Assistance Collaborative to create 17 training courses designed to educate attorneys on how to assist survivors of a natural disaster. All these training modules are relevant to keeping individuals housed, and there are several training courses that are directly targeted at housing law.</p> <p>Finally, in our Pro Bono Design and Management Accelerator, OneJustice helped Homeless Action Center leverage pro bono support to increase services for people experiencing homelessness. In our Research and Evaluation in Legal Aid Accelerator, OneJustice supported Community Legal Aid SoCal, Legal Aid of Sonoma County and HAC in developing approaches to assessing the impact and needs of housing clients.</p>
<b>Proposed Activities:</b>	<p>OneJustice proposes a project to further increase legal aid organizations' capacity to better attract, train, and retain pro bono attorneys in a more virtual setting. OneJustice will meet with QLSP staff to gain qualitative information on specific legal training needs. OneJustice wants to hear from advocates to determine which training modules are needed to educate pro bono attorneys. OneJustice will then create additional training modules that address the legal issues leading to homelessness and host them on PBTI. The newly developed training could be deeper dives on disaster assistance, housing &amp;/or a new series.</p> <p>OneJustice will provide technical assistance to QLSPs in ensuring that the delivery of legal services homeless prevention issues maximize the impact of legal services on indigent communities. OneJustice will help QLSPs scale up legal clinics and legal services delivery models that are proven to have high impact in addressing emerging and evolving needs of indigent communities.</p>
<b>Project Goals and Deliverables:</b>	<p>Year 1: During this first year, OneJustice will meet individually with legal aid organizations from throughout the state to find out their specific needs in the areas identified in this project.</p> <p>For example, OneJustice will have extensive talks with the Disaster Legal Assistance Collaborative (DLAC) on ways that PBTI can include more DLAC training modules on its website. Providing disaster training modules will help pro bono attorneys better assist those after a disaster occurs so they do not experience homelessness.</p>

	<p>At the end of Year 1, OneJustice will compile all quiz questions related to the effectiveness of each training module and identify training modules where effectiveness may need improvement. These training modules will be identified for updates, and potential user testing/innovation, during Years 2 and 3.</p> <p>Starting in the first quarter of this grant, OneJustice will consult with QLSPs to identify their needs and identify emerging best practices for legal services clinics and legal services delivery in the areas of housing and homelessness prevention. During Year 1, OneJustice will create a skeleton format project for programs to adapt; will convene partners on a regular basis; will help promote clinic and legal services delivery models that are most impactful in addressing emerging and evolving needs; and will design measurable outcomes for QLSPs.</p> <p>Year 2: OneJustice will augment its PBTI library to create and update its homelessness prevention modules to be address the most pressing issues. In particular, this year will be very important to include training topics not necessarily covered in PBTI's library that have been hard to create training modules on. This is due to the ever-changing nature of the legal topic or potentially even due to the sheer size and scale of the training module. These trainings can include an increase in small business training modules, guardianships, additional housing, and disaster legal assistance training modules. Finally, PBTI staff can potentially even focus on county-level specific training modules that provide pro bono attorneys with housing and small claims/back rent information with local rules, if applicable to a relevant pro bono program.</p> <p>In addition to creating new training modules, PBTI will use the data collected from Year 1 regarding the effectiveness of each training module, and augment the modules that were not as effective as the others. PBTI staff may use a user testing and interactive process with pro bono attorneys to ensure that these training modules are able to convey the most information as effectively as possible.</p> <p>At the end of this year, PBTI will conduct a series of evaluations and data collection on the training modules developed and the training modules it has already developed. Similar to Year 1, PBTI staff will identify training modules that are not as effective as other training modules, and improve these trainings.</p> <p>During Year 2, OneJustice will consult with QLSPs regarding their legal services clinics and legal services delivery in the areas of housing and homelessness prevention, with a focus on ensuring that the clinics and programs are evaluating the outcomes and impact of their legal services and adapting legal clinics and services, based on data collected, changes in the legal landscape, and emerging community needs.</p> <p>Year 3: OneJustice will continue to support 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, including its various toolkits for housing legal services providers.</p> <p>OneJustice will assess and evaluate PBTI's training modules so that even after the grant ends, there will be a clear pathway to ensure that those less effective training modules can be improved.</p> <p>The one major piece of work that PBTI will start to do during this time period is setting up a plan to update PBTI's website, which was revamped in 2020 . As per best practices, websites should be updated every few years to ensure that the information on the website as well as user-interface is as up-to-date as possible. Updating a website, if done properly, should take a bit of time if dealing with an internally facing website. Since PBTI's website is very externally facing, PBTI will need to meet with stakeholders and find out what is and is not working, and design a website experience that meets the needs of its users. At the end of the third year,</p>
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	PBTI staff members will have a rough timeline as to when and how they want the PBTI website to be developed in addition to big changes that they would like to make to the website.
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>OneJustice's statewide Pro Bono Justice program will lead, coordinate, and administer this project. Our final staffing structure will be based on the funding amount awarded. OneJustice staffing will include:</p> <ul style="list-style-type: none"> <li>• Program Director(s) to supervise the project and provide expertise</li> <li>• Senior Staff Attorney(s) to provide legal expertise, coordinate, and engage in project activities</li> <li>• Senior Manager(s) and Manager(s) to provide expertise on legal services delivery, coordinate, and engage in project activities</li> </ul>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Public Advocates Inc.: Legal Services to Prevent Homelessness and Increase Affordable Housing, including Renters' Rights Education and Enforcement of State and Local Laws**

<b>Current Services Eligibility:</b>	<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"> <li>-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);</li> <li>-Undertaking 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;</li> <li>-Developing, in collaboration with our grassroots, advocacy, and legal services partners, educational resources in multiple languages on the renter protections provided by local, state, and federal laws, including the Tenant Protection Act of 2019 (AB 1482), pandemic-related eviction moratoria (AB 3088, SB 91, AB 832), and the CDC moratoria; and</li> <li>-Advocating with the Judicial Council to issue emergency rules to suspend eviction proceedings and ensure that tenants facing eviction are able to assert their rights under both state law and the CDC order and submitting recommendations on revised unlawful detainer forms to ensure that tenants facing eviction proceedings, especially those that lack counsel, are able to assert their rights and have a meaningful opportunity to offer relevant defenses.</li> </ul>
<b>Proposed Activities:</b>	<p>This project will provide renter education and affirmative enforcement of renter protection laws to prevent eviction, displacement, and homelessness of indigent and low-income renters; enforcement and advocacy to implement state laws that increase and preserve housing for indigent households; and legal assistance and training to community based organizations about the application of state, federal, and local laws to their campaigns and support for leveraging these laws to protect indigent renters from eviction, displacement, and homelessness and to increase affordable housing.</p>
<b>Project Goals and Deliverables:</b>	<p>Goals and deliverables for this project include the following:</p> <ol style="list-style-type: none"> <li>1. Renter education and training and enforcement of state and local renter-protection laws.</li> </ol> <p>We will continue renter education work funded by the 2019 Homelessness Prevention grant and expand the renter education and enforcement work funded by the 2020 Homelessness Prevention grant and continue it into 2024. Renter education and training will ensure that low-income renters know their rights so they can avoid illegal evictions and rent increases, obtain fully habitable accommodations, and organize in their building to protect their rights and fight back against rent increases. These legal services will be provided to low-income renters, including members of our community partner organizing networks such as ACCE, Tenants Together, Bay Area Regional Tenant Organizing Network member groups, and PICO/Faith in Action. We will also work with renter organizing groups to identify landlords engaged in patterns of violating renter protection laws or otherwise engaging in unfair practices that threaten indigent tenants with displacement and homelessness, and provide legal assistance, potentially including representation in litigation, to these tenants to remedy the violations. Our goal is to</p>



	<p>provide 5-10 trainings and investigate 1-3 matters for potential litigation or other action.</p> <p>2. Enforcement and implementation of state laws to increase and preserve housing for indigent households, including the Surplus Land Act, the Housing Element Law, and the mandate to Affirmatively Further Fair Housing.</p> <p>We will create legal education materials, investigate potential legal violations, advocate for rigorous implementation of state and local laws, and pursue enforcement actions, including litigation if necessary. We will create educational materials for 2-4 new or existing laws, investigate 5-8 opportunities to implement or enforce state law to increase or preserve affordable housing, and have a goal of pursuing implementation or enforcement activities in 1-3 instances (depending on the results of our investigations).</p> <p>3. Legal services to community based organizations working locally and regionally in the Bay Area to increase affordable housing, improve habitability, and prevent homelessness.</p> <p>This work will involve legal assistance and training to community based organizations about the application of state, federal, and local laws to their campaigns, as well as support in leveraging these laws to advance their objectives. Campaign goals of the local campaigns we support with legal assistance may include: winning community benefits from large scale developments in order to protect existing renters, preserving existing housing occupied by low-income people, creating new affordable and supportive housing, and funding renter assistance and eviction defense; utilizing surplus public land for affordable housing; preserving existing dilapidated housing as permanently affordable and well-maintained; promoting community ownership models of housing and community asset building; increasing public and private funding for homelessness prevention and increasing affordable housing; and building-out regional government systems to prevent displacement and homelessness, preserve affordable housing, and increase the supply of affordable housing. We will provide legal services to 5-8 local or regional campaigns.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>Public Advocates' Metropolitan Equity Team is led by two Managing Attorneys with more than 40 years of combined experience. Legal work on this project will be performed by the Managing Attorneys and by Staff Attorneys and Law Fellows supervised by one of the two Managing Attorneys. With this funding we plan to add one or more new attorney positions. Supervisors regularly meet with individual attorneys about conduct of specific matters, assignments, and long-term professional growth. The President of Public Advocates is an ex officio member of the program team and the Chief Executive Officer of the organization. The Board of Governors has ultimate responsibility for policy and organizational direction, and its Litigation Committee (composed of attorneys) reviews and approves new litigation prior to filing.</p> <p>We are committed to rigorous supervision and training of our volunteer attorneys and law student interns. Our well-established summer law clerk program is run by two Staff Attorneys, who take primary supervisory responsibility for defining each student's learning goals, ensuring high quality work-products, and providing strong mentorship. Supervisors meet at least weekly, and sometimes more frequently, with clerks and provide orientation training and exit interviews.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Public Counsel: Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	<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 funded by the Los Angeles Homeless Services Authority (LAHSA) with LA County Measure H funding. Through this program, we receive eviction defense referrals from three providers in SPA 6 that are funded by LAHSA to provide homelessness prevention services. In 2019, Public Counsel received an Equal Access Fund Homelessness Prevention Grant to further expand our eviction defense programming. Finally, we operate legal clinics at community-based partner organizations such as 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 when necessary. In 2021, Public Counsel joined the “Stay Housed LA” program funded by Los Angeles County to provide eviction defense and pre-eviction services. Through the work described above, our eviction defense team serves more than 500 individuals annually.</p>
<b>Proposed Activities:</b>	<p>1. Eviction Defense and Related Legal Services: We will use this funding to equip residents, tenant leaders, tenant organizers, and community-based coalitions to advance a community-driven framework for equitable community planning. Through a unique community lawyering model, we will provide advocacy, technical assistance, and education to incentivize the preservation of affordable and supportive housing and to protect and stabilize tenants.</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. We will utilize these funds to provide 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.</p>
<b>Project Goals and Deliverables:</b>	<p>The main objective of this work will be to keep families in stable housing and decrease the 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 the landlord, and the project will provide direct legal services to those tenants affected by such conduct. 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 changes in terms of tenancy, requests for reasonable accommodations or reasonable modifications for</p>

	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 the security deposit, and protecting the tenant's credit report.
<b>Project's staffing, including supervision and use of volunteers:</b>	Our project will be supervised by Public Counsel's Homelessness Prevention Law Project Interim Directing Attorney (Silvana Naguib), who will share supervision duties with Supervising Staff Attorneys Alisa Randell and Diana Alvarado. Formula funding will enable us to retain staff members who were hired with 2019-2021 Homelessness Prevention formula funds, including two attorneys and one paralegal. The Interim Directing Attorney will be responsible for supervising the attorneys' legal advice, litigation strategy, and written work product, and will include regular check-ins to assess workload and progress in achieving program goals. The Interim Directing Attorney will also be responsible for overseeing invoicing, tracking project deliverables, and meeting reporting requirements associated with the project. The Supervising Staff Attorneys will supervise support activities performed by paralegals assigned to the project.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Public Interest Law Project: Housing Not Homelessness III**

<b>Current Services Eligibility:</b>	<p>This year we concluded the EAF Homeless Prevention Grant in June and transferred some of that work to the NMS Homeless Prevention Grant (Housing Not Homelessness) to prevent evictions, increase available affordable housing to avoid evictions and prevent increased harm to those already unhoused with no place to go. Here are some examples:</p> <ol style="list-style-type: none"> <li>1. Vannucci v. County of Sonoma - with CRLA we secured a federal court strengthening and clarifying our stipulated preliminary injunction protecting unhoused persons from arrest and citation and protecting encampments of unhoused persons from removal without persons first being offered adequate housing, which includes permanent supportive housing for many of those persons. (Clarification Order uploaded).</li> <li>2. Apartment Association of Los Angeles County v. City of Los Angeles-- with Public Counsel and WCLP, we secured a the 9th Circuit published opinion upholding the constitutionality of the City's moratorium on evictions during the pandemic. (Opinion Uploaded)</li> <li>3. In re San Luis Obispo. With CRLA we represented unhoused individuals and a homeless advocacy organization demanding he the City refrain arresting, citing or fining unhoused persons without an offer of adequate housing and from failing to ensure that unhoused persons reasonable accommodations for their disabilities in determining whether a housing placement is adequate.</li> <li>4. Continued participation in the statewide bi-weekly COVID 19 legal services eviction defense task force.</li> </ol>
<b>Proposed Activities:</b>	<p>The HP Formula Grant will be devoted to expanding and continuing the current state support work with QLSPs we began with the EAF Homeless Prevention Funds and continue with the NMS HP Formula Grant (Housing Not Homelessness). Our focus will remain on increasing affordable housing available for unhoused people, preventing evictions, and protecting the rights of unhoused people. No funds will be diverted from our other work, none will be allocated to administration, and the funds will allow us substantially increase our staff capacity devoted principally to this work.</p>
<b>Project Goals and Deliverables:</b>	<p>Goals.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3) Litigation and advocacy to defend and increase local moratoria or restrictions on evictions during the protracted downturn of the economy.</li> </ol> <p>Deliverables:</p> <ol style="list-style-type: none"> <li>1) Begin at least two new advocacy or litigation efforts with QLSPs in each of the three activity areas, by the end of the grant's first year (2022).</li> <li>2) Ensure activities are supported in the southern, northern and rural parts of the state.</li> <li>3) Complete the new advocacy or litigation efforts by the end of the third year of the grant.</li> </ol>

	<p>4) Develop a plan to continue the work after the grant, including a plan for continued funding of the goals.</p> <p>5) Provide assisted QLSPs with the necessary training in each of the goal areas.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>This project will greatly expand the work we are already doing under the Formula NMS Housing Prevention grant. We will increase the current .4 FTE attorney time committed to the work supported by that grant up to 1.4 for the first year (12-1-21 to 12-31-22) by adding another attorney to staff. And we can sustain that in the second year of the grant (2023) if our 2022-2023 two-year EAF grant is approved. Regardless of that EAF funding, however, this grant will enable us to increase our staff attorney time allocated to this work to 1.0 FTE in 2023 (.4 plus .6) and to at least maintain .6 FTE in 2024, depending on other funding.</p> <p>The staff attorney and legal assistant will be supervised by PILP's Director. As with all our advocacy we often partner with pro bono law firms and regularly host law clerks, and the work of those will be supervised by the Director and the staff attorneys assigned to the project.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Public Law Center: Orange County Homelessness Prevention**

<b>Current Services Eligibility:</b>	<p>Public Law Center provides eviction defense/tenant defense assistance in landlord-tenant rental disputes, including: 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. Our project activities are:</p> <ol style="list-style-type: none"> <li>1. We assist low income residents of Orange County with a wide array of eviction defense related services including counseling, advice and consultation, limited scope assistance (pleading preparation, pro per assistance with negotiations, and settlement agreement preparation), and full representation.</li> <li>2. We handle mobile home matters on behalf of low-income park residents who are facing loss of their affordable housing due to various actions and practices of mobile home park owners and/or operators.</li> <li>3. We advocate before and litigate against local public housing authorities to ensure compliance with federal law and regulations associated with the Section 8 Housing Choice Voucher Program. We also advocate for compliance with policies for people seeking fair chance housing opportunities, post-release following incarceration or due to having criminal history, and for survivors of domestic violence.</li> <li>4. We assist low-income veterans with their housing related problems. In addition, we assist veterans with various benefits to which they are entitled to improve their ability to achieve housing stability.</li> </ol>
<b>Proposed Activities:</b>	<p>Public Law Center will:</p> <ol style="list-style-type: none"> <li>1. Provide low-income residents of Orange County outside the City of Santa Ana (for which we are already funded) with eviction defense related services, particularly those related to the pandemic, including counseling, advice and consultation, limited scope assistance, and full representation;</li> <li>2. Assist low-income mobile home park residents who are facing loss of housing due to actions of mobile home park owners/operators;</li> <li>3. Advocate before and litigate against local public housing authorities to ensure compliance with federal Section 8 law and regulations;</li> <li>4. Advocate for compliance with policies for people seeking fair chance housing opportunities;</li> <li>5. Assist low-income veterans with housing-related problems and with various benefits to which they are entitled to improve their housing stability; and</li> <li>6. Assist low-income consumers and micro-entrepreneurs facing loss of income and potential homelessness.</li> </ol>
<b>Project Goals and Deliverables:</b>	<p>During the full three-year grant period, Public Law Center will:</p> <ol style="list-style-type: none"> <li>1. Provide 750 low-income residents of Orange County (outside Santa Ana) with eviction defense related services including counseling, advice and consultation, limited scope assistance, and full representation (also includes advocacy for individuals seeking fair chance housing opportunities);</li> <li>2. Assist 120 low-income mobile home park residents who face loss of housing due to actions of mobile home park owners/operators;</li> <li>3. Advocate before and litigate against 6 local public housing authorities to ensure compliance with federal Section 8 law and regulations;</li> <li>4. Assist 120 low-income veterans with their housing-related problems and with various benefits to which they are entitled to improve their housing stability; and</li> </ol>

	5. Assist 240 consumers or small business owners facing homelessness.
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>PLC is divided into seven units. One of those is our Affordable Housing &amp; Homelessness Prevention Unit, where the bulk of the services funded by this grant will be provided. The Unit is led by Directing Attorney Ugochi Anaebere-Nicholson, and has 6 attorneys (including Ugochi). In addition, there are 3 non-attorneys in the unit. PLC's Veterans Unit is also led by Ugochi and has 2 attorneys (not including Ugochi).</p> <p>PLC's Consumer Law Unit is led by Directing Attorney Elizabeth Gonzalez and has 4 attorneys (including Elizabeth) and 2 non-attorneys. PLC's Community Organizations Legal Assistance Project (COLAP) is led by Directing Attorney Sarah Efthymiou; she is the only attorney in that unit. The unit also shares an administrative assistant with the Consumer Unit.</p> <p>Each unit holds weekly case review meetings to go over new matters, key developments in the law, upcoming deadlines and the like. All PLC units are supervised by PLC's Director of Litigation &amp; Pro Bono Leigh Ferrin and PLC's Executive Director &amp; General Counsel Kenneth Babcock. Volunteer lawyers and law students are principally recruited by PLC's Director of Litigation &amp; Pro Bono using a twice monthly emailed case list. Once a particular matter is placed with a volunteer, the individual unit responsible for the case will supervise and/or provide back up to the volunteer. The level of support provided by PLC to volunteers varies based on the volunteer's expertise and the level of the matter's complexity. Volunteer law students are much more closely supervised than volunteer attorneys.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Riverside Legal Aid: Fund Formula 2021-2024**

<b>Current Services Eligibility:</b>	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 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. Attorneys attend meetings with other organizations involved in homelessness prevention such as social workers and homeless organizations. Attorneys also provide training to any and all of these organizations in law. Attorneys also do tenant outreach and resource fairs.
<b>Proposed Activities:</b>	Attorneys counsel clients in advance of potential evictions whenever possible to prevent court proceedings. Habitability issues are always addressed and negotiated with landlords. Partnerships with fair housing and other social workers and homelessness providers assist in increasing housing for our clients. Rental relief partnerships help with back rent payment issues and our family law division also assists in addressing domestic violence issues.
<b>Project Goals and Deliverables:</b>	<ol style="list-style-type: none"> <li>1. Timely response to all Summons and Complaints 100% of appropriate cases</li> <li>2. Strategic advice to tenants</li> <li>3. Negotiations with landlords and settlements in a large percentage of cases</li> <li>4. Meetings and strategy with community representatives and leaders 3-4 times per month</li> <li>5. Presentations to community representatives about landlord tenant law 3-4 times per year</li> <li>6. Know your rights Zoom or other media meetings and classes, as needed. More frequently now during the pandemic.</li> <li>7. More partnerships with community organizations engaged in homelessness prevention.</li> <li>8. Identifying new trends in evictions and landlord tenant problems and attempting to address issues en masse in addition to individually</li> <li>9. Identifying issues that should be publicized and contacting media for this purpose</li> <li>10. Track the major slumlords in the county and develop a system for identifying common issues to better serve individual clients</li> </ol>
<b>Project's staffing, including supervision and use of volunteers:</b>	RLA has 2 locations, Riverside downtown and Indio. In Riverside, the staff attorney who is full time devotes almost all of his time to Homelessness prevention. Additionally a part time staff attorney devotes all of her time to Homelessness prevention. In Indio a full time staff attorney likewise devotes almost all of his time to these endeavors. We have a minimum of 2-3 paralegals available to this project as well. Law clerk interns and volunteer attorneys are also encouraged to participate in this project. Several have and 1 currently is almost exclusively involved with homeless prevention. The Staff Attorney in Riverside generally supervises but many issues are also supervised by the Executive Director.



**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**San Diego Volunteer Lawyer Program: Tenants' Rights Program**

<b>Current Services Eligibility:</b>	<p>SDVLP operates two programs providing assistance in landlord-tenant disputes. Since 2008, SDVLP has operated an Unlawful Detainer Clinic, located at the Vista Courthouse in North San Diego County. This self-help legal clinic provides legal information to litigants in landlord-tenant disputes and 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 (TRP). In this program, SDVLP provides legal advice and assistance to tenants in landlord-tenant disputes. TRP provides limited representation to tenants seeking relief from landlord unlawful self-help actions, including utility shut-offs or lockouts; drafting demand letters; answering complaints; responding to discovery; and drafting and negotiating settlement agreements, that may include terms such as additional time to move out or relocation funds to provide the tenant with a "soft landing."</p> <p>TRP is currently staffed by a part-time staff attorney and a full-time legal assistant. Additionally, SDVLP recruits pro bono attorneys to assist the project, giving "Know Your Rights" presentations and providing legal consultations and limited scope representation.</p>
<b>Proposed Activities:</b>	<p>SDVLP proposes to use this grant to continue funding the Tenants' Rights Program between December 2021 through 2024. Renters are at heightened risk of eviction as the patchwork of local and state eviction protections continue to expire, and continue to experience considerable confusion about their rights and obligations. The Tenants' Rights Program is preparing for an avalanche of unlawful detainers once the California eviction moratorium ends at the end of September. SDVLP is creating a streamlined process for pro bono attorneys to provide legal advice to tenants facing unlawful detainers and assist with their Answer paperwork. SDVLP will also continue to provide advice and limited-scope representation to tenants on a variety of other landlord-tenant matters, provide legal education to renters in the form of "Know Your Rights" presentations, and place cases with pro bono attorneys for full-scope representation.</p>
<b>Project Goals and Deliverables:</b>	<p>Key goals of the Tenants' Rights Program are to:</p> <ol style="list-style-type: none"> <li>1) Educate tenants about their rights and obligations under the continuously changing landlord-tenant law landscape as a result of the pandemic;</li> <li>2) Help clients avoid eviction or prevent/stop unlawful landlord conduct by providing advice and limited representation;</li> <li>3) Help clients avoid default judgment by providing legal advice and assistance with filing their Answer and accompanying court documents (e.g., Fee Waiver Request, Interpreter Request);</li> <li>4) Prepare tenants to proceed with defending their Unlawful Detainer case in proper by providing advice and information on court procedures and what to expect after filing the Answer</li> </ol> <p>The TRP will open at least 30 cases per month. It is expected that some clients will be provided with advice only, and some will receive limited services and/or direct representation. The TRP will serve additional individuals by providing legal education in the form of Know Your Rights Presentations.</p>
<b>Project's staffing, including</b>	<p>The Tenants' Rights Program is comprised of a part-time Staff Attorney, a full-time Legal Administrative Assistant, a Supervising Attorney, the Pro Bono Manager/Supervising Attorney, and the Chief Executive Officer. The Formula Grant</p>

<b>supervision and use of volunteers:</b>	<p>will enable SDVLP to hire an additional part-time or full-time Staff Attorney. Management of the Tenants' Rights Program and supervision of the volunteers is shared by management and line staff to ensure effective program operations. Overall program and fiscal responsibility is within the purview of SDVLP's CEO. The Staff Attorneys are responsible for day-to-day operations of the program. Oversight and supervision of the legal work, and quality assurance, are the responsibility of the Supervising Attorney. The Pro Bono Manager/Supervising Attorney is responsible for recruiting attorneys and other volunteers to assist in service delivery.</p> <p>Staff and volunteers communicate regularly on the progress of the cases. Volunteer attorneys accepting cases for direct representation are required to regularly report on the status of the case until the case is completed. Recently barred attorneys and some volunteers with less experience in a particular legal area are mentored by the Staff Attorney for the duration of the case(s).</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**San Luis Obispo Legal Assistance Foundation: Senior Housing Program**

<b>Current Services Eligibility:</b>	San Luis Obispo Legal Assistance Foundation (SLOLAF) provides eviction defense and other tenant defense assistance in landlord-tenant rental disputes through two of our current programs. As of October 2020, SLOLAF is the recipient of a three-year Sargent Shriver Civil Counsel Act grant, which allowed us to substantially expand our eviction defense and rental assistance work. In addition to services funded through the Shriver grant, housing services are available to seniors (those not eligible under the Shriver grant) through our Senior Housing program. Between the two programs we see a variety of low-income or senior clients 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. SLOLAF is also about to wrap up a three-year impact case, a large habitability class-action lawsuit (with private co-counsel) against a slumlord, filed on behalf of over 100 indigent tenants. The case has settled, and we are awaiting court approval of the settlement.
<b>Proposed Activities:</b>	This Homelessness Prevention Grant will be used to continue our eviction defense and rental assistance work described above for our Senior Housing program. We will provide free legal assistance to senior 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.
<b>Project Goals and Deliverables:</b>	Based on statistics from 2021 so far, we anticipate serving 65 senior clients through our Senior Housing program in 2022. These numbers should increase in future years when we are not in a pandemic situation. Also, with the lifting of eviction protections at the end of September, we anticipate seeing more clients than ever. We anticipate serving 80 senior clients in both 2023 and 2024. The program's key goals are to assist these senior 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, assisting with habitability issues, accessibility issues and other landlord/tenant conflicts, all of which prevent homelessness.
<b>Project's staffing, including supervision and use of volunteers:</b>	The HP grant will fund a portion of the costs for the Senior Housing program. These costs include staff costs -- staff attorney compensation/benefits, time spent by other SLOLAF staff supporting/supervising the staff attorneys for this program/related benefits, direct program costs and applicable allocated overhead expenses. SLOLAF has several volunteer attorneys who can assist with this work under the supervision of the Legal Director. The Staff Attorneys are supervised by the Legal Director and supported by the bilingual Legal Assistant and bilingual Office Administrator. The Executive Director oversees all grant reporting.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Santa Clara County Asian Law Alliance: Homelessness Prevention Project**

<b>Current Services Eligibility:</b>	Our current eviction defense and other tenant defense assistance in the landlord tenant disputes includes full representation, advice consultation focused primarily in city of San Jose residents. With our 2021-2023 Homeless Prevention grant, these services have been expanded to other cities in Santa Clara County including the cities of: Santa Clara, Sunnyvale, Cupertino, Campbell, Mt. View, Milpitas, Palo Alto, Morgan Hill and Gilroy. Our renter education events are also primarily focused on city of San Jose residents. With our Homeless Prevention grant 2021-2023, the community education services have been expanded to other cities in Santa Clara County including the cities of: Santa Clara, Sunnyvale, Cupertino, Campbell, Mt. View, Milpitas, Palo Alto, Morgan Hill and Gilroy.
<b>Proposed Activities:</b>	Services to prevent foreclosure for homeowners including legal representation and consultaton/advice. Ensuring receipt of eligible income or benefits to improve housing stability. Educational presentations on public benefits to improve housing stability.
<b>Project Goals and Deliverables:</b>	Four clients will be provided with counsel/advice services and one client will receive full representation services in the foreclosure prevention portion of the project each year. 17 clients will be provided with counsel/advice services and one client will be provided with full representatioin services for the public benefit portion of the project each year. 4 public benefit community education presentations will be conducted each year.
<b>Project's staffing, including supervision and use of volunteers:</b>	Foreclosure prevention services will be provided by the housing attorney, who is supervised by the Deputy Director. Public benefit services will be provided by the public benefits attorney who is supervised by the Deputy Director. Volunteer law students are supervised by the housing attorney and the public benefits attorney. Volunteer law students will assist with intake, case work and research.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Senior Adults Legal Assistance: Homeless Prevention Project 2021-2024**

<b>Current Services Eligibility:</b>	<p>Founded in 1973, SALA provides free legal services to Santa Clara County residents 60 or older consistent with 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 funding reductions, in past years SALA has not been able to fully serve many elderly renters that have requested our legal assistance with landlord-tenant problems or disputes. Fortunately, SALA received HP I Formula Funding and is a current recipient of HP II Formula funding. 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. HP III Formula funds will enable us to further expand our work in this area or to provide more enhanced legal services to clients, enabling us also to serve victims of elder abuse/domestic violence or senior homeowners facing displacement or foreclosure.</p>
<b>Proposed Activities:</b>	<p>SALA will provide expanded and/or enhanced eviction defense or other tenant defense legal assistance to our target population (Santa Clara County seniors 60 or older) 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 (as resources allow). Services would also include legal assistance to seniors residing in assisted living/residential care (licensed and unlicensed) or skilled nursing facilities, elderly victims of Domestic Violence/Elder Abuse, or senior homeowners that are at risk of displacement or that are facing eviction, foreclosure, or homelessness. SALA will also provide expanded and/or enhanced legal services to senior clients with problems related to subsidized housing or Reasonable Accommodations that are jeopardizing their housing situation. All activities above will contribute to the goal of improving or supporting the habitability, affordability, and/or stability of the housing of SALA's clientele.</p>
<b>Project Goals and Deliverables:</b>	<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 \$100,000 covering a period of three years (including December 2021) we estimate we can provide direct legal assistance to a cumulative total of at least 60 unduplicated elders over three years (or 20 clients annually) who are tenants/renters with landlord-tenant disputes, or who are victims of Elder Abuse/Domestic Violence or homeowners facing displacement or foreclosure</p>

	<p>respectively, as documented by data from intake forms. However, with an estimated pro-rated grant of \$33,333.33 annually for each of 3 years, it may not be feasible to provide representation in court for Unlawful Detainer matters or trials. 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>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>SALA's staff includes a Directing Attorney, Supervising Attorney, 4 Staff Attorneys and 2 Secretaries. Funding requested will support staff delivering, supervising, and/or evaluating services. All services will be delivered by a licensed SALA attorney or a volunteer (pro bono attorney, paralegal, law clerk) supervised by a SALA attorney.</p> <p>The key service provided by SALA is direct legal services. Before State and local health orders related to COVID, SALA attorneys and volunteers delivered legal services through in-person intake appointments at senior centers or by telephone (for emergencies) and through follow up legal work at our Central Office. Senior centers, closed now due to COVID and its variants, scheduled SALA appointments. Until senior centers reinstate our appointments, seniors are calling our office for assistance and legal services are being provided remotely and primarily by telephone.</p> <p>Seniors are not extensively pre-screened prior to intake, so the level and scope of SALA services depends upon their matters at intake, SALA's post-intake triage guidelines, and SALA's available resources. Clients with urgent matters receive priority (3 Day Notices, UD Complaints, etc.) and are served first. Any post-intake follow up continues through SALA's office. When COVID/variant restrictions are relaxed, home visits will continue to homebound seniors or seniors in residential care or nursing facilities.</p> <p>As staffing allows, renter education might be provided through presentations at senior centers or via Zoom. SALA does not establish attorney-client relationships with these persons, nor do we complete intake forms, so there is no tracking for Main Benefits or correlating demographics.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Senior Advocacy Network: 2021-2024 Senior Citizen Homelessness Prevention Grant**

<b>Current Services Eligibility:</b>	The Senior Advocacy Network provides eviction defense by advising tenants of their rights, including for reasonable accommodations, habitable premises, permissible rent increases, enforcement of leases, and avoiding illegal evictions. If their rights are being violated, we contact the landlord either in writing or by phone. We prepare reasonable accommodation requests and may guide the tenant to submitting a fair housing complaint. If a tenant is being evicted, we prepare answers, defenses, and provide In-Court Representation, as well as attempting to negotiate settlements with the landlord. We have set aside default judgments to give tenants a chance to be heard. We help tenants avoid back-rent, damages, attorney fees, and evictions on their records. We obtain extensions of move-out dates and stays of eviction to give tenants opportunity to find alternative housing if it is necessary for them to relocate.
<b>Proposed Activities:</b>	<p>The Senior Advocacy Network provides free legal services to Seniors Citizens in Stanislaus County for housing issues including legal representation for eviction and homelessness prevention. We provide counseling, advice and consultation and landlord-tenant settlement agreements.</p> <p>To improve habitability, we contact landlords in writing or by phone to make repairs, to provide heat in the winter, fix plumbing, provide weatherproofing and mold abatement.</p> <p>We have a pilot program called HomeShare which matches senior home providers with senior home seekers to provide affordable senior housing. We also send letters to landlord when they attempt to raise rents more than the legal allowance. We assist with applications for subsidized housing and provide monthly rental subsidies to seniors.</p> <p>We provide homelessness prevention legal representation for seniors facing eviction and homelessness.</p>
<b>Project Goals and Deliverables:</b>	Our key goals are: (1) to prevent homelessness; (2) to keep senior in their home as long as possible. We expect less than 1% of all clients seen will become homeless. In order to obtain these goals, we will meet with at least 36 clients per quarter. We will provide counseling and advice to each client. All clients will be provided with the senior housing list and be referred to our application assistance program. We anticipate contacting landlords for approximately 30% of our clients and negotiate a resolution for at least 50% of same. We will prepare answers to 90% of all UD actions filed and will obtain stipulations for 75% of same. We will take 5% of all cases to trial and provide legal representation for same.
<b>Project's staffing, including supervision and use of volunteers:</b>	We currently have one attorney and one legal assistant devoted to homelessness prevention. We have been very busy during the last grant cycle, even with the eviction moratorium. We expect a deluge of evictions and plan to hire another attorney to assist with the homelessness prevention work as well as one full time legal assistant. The current housing attorney and legal assistant are supervised by our Senior Staff Attorney who will also supervise any additional staff hired for this project. We have one volunteer who will begin working with us in September to assist with the housing program one day a week which will free up some of the legal assistant's time to provide more assistance to the housing attorney. We are actively recruiting more volunteers and legal staff for our organization who will be assigned to specific programs.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Senior Citizens Legal Services: Homelessness Prevention for Rural and Indigent Tenants**

<b>Current Services Eligibility:</b>	<p>During this worldwide pandemic the importance of keeping seniors safe and housed can not be underscored. SCLS represents senior tenants in housing matters and protects seniors from elder abuse and has been providing this important free legal service in Santa Cruz and San Benito Counties for nearly 50 years. Economic security is also paramount to housing security, as the majority of evictions are based on non-payment of rent. Economic security is often related to understanding ones legal rights and ensuring continuation of public benefits. SCLS also provides these important free services. Thirty percent of SCLS clients have problems related directly to housing issues. SCLS provides representation and in pro per services for eviction defense, including pre-eviction and eviction legal services, counseling, advice and consultation. SCLS also provides some trainings and renter education including monthly webinars. SCLS also values collaboration and works closely with other community based services to provide referrals for more holistic services and with Conflict Resolution Center to make referrals for mediation. SCLS is beginning a partnership grant with the Superior Court to bring more in pro per housing services and UD mediation into the County.</p> <p>SCLS is primed for growth, having added 3 new staff to our team just last year, and is increasing our overall service capacity. Prior to the Covid-19 pandemic, SCLS traditionally saw approximately 600 clients each year, which is approximately 12 new cases every week. This number has increased dramatically, and we are on track to assist nearly 800 people in 2021.</p>
<b>Proposed Activities:</b>	<p>These funds will be used to increase our service capacity in order to meet the heightened need in our community and prepare for the tsunami of eviction cases expected when eviction moratoriums end. SCLS homelessness prevention services will include pre and post UD filing eviction defense, referrals to UD mediation, substandard housing code enforcement, reasonable accommodation requests, protection from landlords attempting to violate "just cause" provisions and assistance with obtaining back rent through ERAP applications.</p> <p>SCLS is working on creating partnerships with our community service providers to identify potential housing problems before unlawful detainers are filed. A medical-legal partnership with Santa Cruz Community Health clinic has been developed and SCLS has now reached out to Monarch Services, a leading domestic violence organization. With these partnerships, SCLS can receive referrals much sooner then when most individuals seek services and can provide legal help for persons displaced because of domestic violence.</p>
<b>Project Goals and Deliverables:</b>	<p>No-Cost Legal Representation for Santa Cruz and San Benito County under-served, low-income seniors is the goal. Grant funds will allow disadvantaged, elderly, low-income seniors, who would not otherwise have had access, to obtain legal representation in public &amp; private housing, homelessness prevention and court representation, and to provide vital community information to seniors on preventing abuse, and accessing affordable housing and earned benefits. This includes advice before and after Unlawful Detainer filings, representation of tenant defendants, reasonable accommodations requests, counseling and renter education.</p> <p>This funding will allow SCLS to maintain a vital new part-time Housing Attorney, hired in 2021 on a temporary 6 month federal grant. This funding is estimated to serve an additional 240 clients with their housing issues, including court</p>



	<p>representation and jury trials where needed. That is approximately 2 clients each week and 80 new clients each year for the .5 FTE attorney position.</p> <p>These expanded legal services will also help lessen the physical and mental stressors experienced by seniors in both private and subsidized neighborhood housing complexes. These services will allow our clients to avoid homelessness and remain in their homes as functioning, productive community members. SCLS excels in efficiently using resources to serve the maximum number of clients possible to maintain seniors' financial, physical and legal independence.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>The SCLS newly positioned Executive Director, Tanya Ridino, had been previously a non-profit agency employee funded through a CalBar Equal Access grant to work inside the Mendocino County courthouse and manage their Self Help Legal Access Center. Ms. Ridino has worked for SCLS since 2014 and has nearly twenty years of legal experience. She is highly competent and extremely motivated to improve overall functionality of the organization and increase capacity in the community. SCLS Managing Attorney, Melia Powell, has 12 years experience of practicing law. Seven years with SCLS and 4 years in a bankruptcy practice. Ms. Powell's directs most litigation decisions at SCLS and oversees a complex web of advocates, volunteers and PLLs. Our paralegal has been a certified paralegal for 6 years and has worked for SCLS for 5 years.</p> <p>SCLS hired Temporary Staff Attorney Jenneen Hill with recent grant funds, an attorney with five years of non-profit legal service. SCLS actively recruits and cultivates talented, motivated attorneys and legal advocates to provide direct services to its counties' seniors. All volunteers - pro bono attorneys, law students, paralegals and undergraduates - work closely with a staff attorney in all their SCLS tasks. The entire team is supervised by Ms. Powell. We are able to greatly leverage our attorney services through our highly skilled volunteer advocates. SCLS attorneys maintain continuing legal education credits (MCLEs) by participating regularly in MCLEs. We maintain bilingual and bicultural staff to serve our seniors. Over half of SCLS staff members are bilingual in Spanish.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Social Justice Collaborative: Homelessness Prevention for Immigrants**

<b>Current Services Eligibility:</b>	Social Justice Collaborative is a nonprofit legal services organization with a mission to provide services to low-income immigrants. SJC's services include providing legal representation to immigrants who have faced or are facing domestic violence, public benefits eligibility and application support, and services for financial stability.
<b>Proposed Activities:</b>	Social Justice Collaborative ensures that clients are financially secure in order to improve housing stability and avoid eviction. Many of SJC clients have faced or are facing housing instability due to domestic violence and require legal services to ensure they become financially independent of their abusers. SJC provides direct legal representation to low-income immigrants to establish financial stability and independence. SJC's financial stability program assists clients in obtaining and renewing work authorization to maintain economic resilience. SJC's social work program include a range of homelessness prevention services, including application support and guidance for public benefits such as MediCal, CalFresh and CalWorks, as well as connection to temporary shelter and food pantries.
<b>Project Goals and Deliverables:</b>	<p>The Financial Stability program begins with the creation of an operational plan to deliver work permits applications efficiently and effectively to clients who are in a precarious financial situation. After several quarters of implementation of the plan, a reassessment will take place in Year Two and an improved plan will be created and implemented. This will also happen again in Year Three as constant iteration will help grow and improve the Financial Stability program.</p> <p>The Social Work program depends on acquiring key individuals from outside SJC to staff the program. Therefore, more effort is placed on the human resources component of locating, interviewing, and hiring personnel. The Social Work program will also have a timeline to rehire these individuals and provide feedback and support to improve the outcomes for our clients. After recruitment, the Social Work intern will focus on provision of client services, which include for example application assistance for MediCal, CalWorks and CalFresh, Needs Assessments, Support for Domestic Violence Survivors.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	SJC's Financial Stability Team involves one full-time Legal Assistant, program supervision from a Program Manager, and legal supervision from a Staff Attorney. Several undergraduate and law school Intern volunteers participate in the program each month from local California universities. The Social Work team contains a Social Work Field Instructor, a Social Work Intern, as well as a Task Supervisor.

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**USD School of Law Legal Clinics: Helping Veterans Experiencing Homelessness and Housing Insecurity**

<b>Current Services Eligibility:</b>	<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>
<b>Proposed Activities:</b>	<p>The Veterans Legal Clinic will utilize the funding to assist low-income veterans that are renters/tenants living in San Diego County, with an emphasis on veterans living in rural areas, 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 Department of Defense in order to make these veterans eligible for VA benefits, which will provide a reliable source of income to pay for housing.</p>
<b>Project Goals and Deliverables:</b>	<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>
<b>Project's staffing, including</b>	<p>Professor Robert Muth will provide the executive leadership and direction for the project. Muth, a Marine Corps veteran, founded the Veterans Legal Clinic in 2012 and serves as its Managing Attorney and also teaches Professional Responsibility at</p>

<b>supervision and use of volunteers:</b>	<p>USD School of Law. Muth is a leader in the veterans community and has served on the boards of nonprofits focused on serving veterans.</p> <p>The Veterans Legal Clinic includes a managing attorney, two staff attorneys, one of which primarily focuses on helping victims of military sexual trauma, and between four and eight legal interns each semester/summer session. The Veterans Legal Clinic does utilize law student volunteers from the USD School of Law that may not have the funds available to pay summer school tuition, but would like to gain legal experience and help veterans. Law students volunteering for the Veterans Legal Clinic have the same opportunities and responsibilities as students taking the clinic for academic credit.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Veterans Legal Institute: HP-EAF Homelessness Prevention for Veterans**

<b>Current Services Eligibility:</b>	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, which includes both the Orange County and Los Angeles County Chapters. VLI works hand in hand with VOA so Veterans remain safely housed, including achieving emergency/temporary housing and housing vouchers.
<b>Proposed Activities:</b>	<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 continues to expand services to prevent Veteran homelessness. VLI has expanded to be co-located at the OC Goodwill Tierney Center for Veterans Services and hosting virtual monthly clinics at the Veterans Service Offices in San Bernardino and Riverside where indigent Veterans are severely lacking free legal services that are military specific. VLI has expanded with office space at Jamboree Housing's Heroes Landing in Santa Ana, CA. Heroes Landing is designed for 70+ low income Veteran units serving as hub of wrap around services for the residents and the underserved Veterans in the community.</p>
<b>Project Goals and Deliverables:</b>	<p>The key goals of the EAF Homelessness Prevention for Veterans program are:</p> <ol style="list-style-type: none"> <li>1) to greatly reduce Veteran homelessness, and</li> <li>2) to increase access to justice by overcoming challenges due to communication, transportation, and compounding issues from the pandemic.</li> </ol> <p>Key deliverables over the course of a three (3) year grant term:</p> <ol style="list-style-type: none"> <li>1) provide free legal services in housing issues for up to 300 indigent Veterans (up to 100 indigent Veterans per year)</li> <li>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)</li> <li>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)</li> </ol>
<b>Project's staffing, including supervision</b>	Funding will be spent on an attorney dedicated solely providing free legal services on housing issues. This includes special emphasis on the eviction impact from the COVID pandemic. This attorney will be supervised by the Managing Attorney and have the support of two paralegals, year-round law student volunteers, and VLI's pro bono attorney network.

and use of volunteers:	
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Watsonville Law Center: Pajaro Valley Healthy Housing**

<b>Current Services Eligibility:</b>	<p>WLC provides linguistically and culturally competent eviction defense and other tenant defense assistance in landlord-tenant rental disputes, including legal representation, extensive services, legal advice, and self-help services to low-income tenants in housing law.</p> <p>Examples of services include access to local, state, and national eviction prevention legal rights, representing tenants in unlawful detainers and housing-related administrative matters, pre-litigation intervention in landlord-tenant disputes, negotiating settlement of landlord-tenant disputes, and appeals of unlawful detainer judgments.</p> <p>WLC staff have legal expertise in diverse legal subject matters necessary for effective eviction and homelessness prevention and for ensuring that those legal services are culturally competent. WLC legal services include broad consumer law and employment law subject matters relevant to rent-burdened households, including debt collection defense and fair credit reporting including tenant background checks. WLC's relevant employment services include employer-provided housing, discrimination and harassment, and access to financially stabilizing benefits like disability and Covid-19 related benefits.</p> <p>WLC provides broad immigration services, which are directly related to fears of clients regarding engaging with legal counsel and acting on their legal rights in rental disputes with landlords. WLC's expertise and cultural competency in immigration allows us to provide more effective eviction and homelessness prevention services, and improves our ability to work with regional partners to ensure clients 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.</p>
<b>Proposed Activities:</b>	<p>WLC will provide direct legal assistance to prevent eviction and homelessness and, in cooperation with regional service providers and public agencies, ensure availability of relevant training and renter education. Our focus population is previously unserved and underserved tenant populations.</p> <p>WLC will establish screening and referrals systems with regional partners to identify individuals at highest risk of eviction and homelessness, and individuals who are experiencing landlord-tenant rental disputes before unlawful detainers are filed. Over the past two years, WLC has identified an invisible eviction crisis of extrajudicial evictions. This includes landlords who serve spurious eviction notices prohibited by existing eviction moratoriums, landlords engaging in "self help" evictions which include locking-out, turning off utilities, misrepresentation of tenant's rights and the legal process, and even threats of physical violence.</p>
<b>Project Goals and Deliverables:</b>	<p>WLC will provide direct services to previously unserved and underserved tenants at risk of eviction and homelessness in the stated focus areas, proportional to approved funding.</p> <p>WLC will also Produce a screening and referral matrix detecting and referring individuals most at risk for eviction and homelessness for direct legal services in landlord-tenant rental disputes. Matrix is intended for routine use by social service partners, with a goal of engaging public schools and at least one School District in the focus area and at least one Judicial Officer (for example, a Judge from the Santa Cruz County Superior Court who participates in Unlawful Detainers).</p>

	<p>In Year 1, WLC will design screening and referral systems to focus legal services on unserved and underserved tenants most at risk of eviction and homelessness; serve 25 direct service cases, 40 individual education or self-help cases, produce at least one community training, and produce an annual report.</p> <p>In Year 2, WLC will continue direct services (48 direct service cases, 60 education and self-help) and annual reporting for the served community and community stakeholders.</p> <p>In Year 3, WLC will continue direct services (48 direct service cases, 60 education and self-help) and annual reporting, for the served community and to provide information to public public agency stakeholders regarding need and results of public funding for eviction and homelessness prevention legal services.</p> <p>Service numbers may be adjusted proportionate to funding.</p>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>WLC presently has one housing attorney, a housing unit paralegal, and contributing hours from WLC's Director of Litigation and Executive Director. With additional funding, WLC intends to add housing attorney capacity, matched with additional funding from other sources to hire a new housing attorney or, if we are unable to hire an additional full-time attorney, contract for the equivalent services.</p> <p>Project staffing will include a program coordinator and volunteer staff to work on indirect services including the development of the proposed screening and referrals systems, educational curriculum, and annual reporting.</p> <p>All legal services are supervised by an experienced WLC staff attorney, and WLC staff attorney work is monitored and supervised by WLC's Director of Litigation and Executive Director. Work is performed in WLC's electronic case management system, which allows for the supervision of notes, client communications, attorney work product, and time (automatic time tracking of time in file or task). This system includes a calendaring and tickler system for tracking legal deadlines. This system includes a conflict screening system which WLC uses to screen prospective clients for legal conflict. Income eligibility is also performed and supervised pre-intake. This work is further supported by WLC's Case Managing attorney, who produces weekly reports of cases opened, current status of files, and pending deadlines.</p>



**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Western Center on Law and Poverty: Statewide Training, Technical Assistance, and Impact Litigation Aimed at Preventing Homelessness**

<b>Current Services Eligibility:</b>	We will address the housing crisis and the economic fallout of the pandemic for California residents living in poverty, disproportionately people of color, and help ensure that they have healthy, sustainable, and affordable housing in neighborhoods of their choosing. We will do this by delivering in-depth legal support, including technical assistance, on-site training, webinars and publications to support hundreds of legal aid attorneys in California as well as work with local legal aid programs and pro bono co-counsel to file class action cases to achieve sweeping change for millions of people.
<b>Proposed Activities:</b>	<p>Western Center will play a critical role in helping to increase housing and community stability with outcomes including:</p> <ul style="list-style-type: none"> <li>• Successfully protecting tenants from evictions and landlord abuses;</li> <li>• Strengthening laws that preserve existing housing stock and promote equitable planning and development of deeply affordable housing; and</li> <li>• Working to end unfair policies that lead to the criminalization of unhoused families.</li> </ul> <p>Activities will include:</p> <ul style="list-style-type: none"> <li>• Publishing resources across our issue areas, including 20 related specifically to housing issues annually;</li> <li>• Conducting upwards of 50 workshops, task force meetings, and conferences for more than 4,000 individuals annually with information related to tenant protections, eviction defense, fair housing and unlawful detainers, among others;</li> <li>• Fielding more than 200 requests for technical assistance from legal aid attorneys;</li> <li>• Defending tenants and preventing homelessness as co-counsel in impact litigation; and</li> <li>• Continuing a weekly, statewide call to provide updates and coordinate tenant protection response.</li> </ul>
<b>Project Goals and Deliverables:</b>	<p>Western Center's approach to housing advocacy can be explained in three words: protect, preserve, and produce. Through this framework, we work to guarantee that every Californian has a home that is a place of comfort and stability, which empowers them to thrive as members of a healthy community. Over the grant period, we will focus on these priority outcomes:</p> <ul style="list-style-type: none"> <li>• Protecting tenants and keeping families housed during and after the pandemic, while also safeguarding them from being burdened with debt accrued through no fault of their own,</li> <li>• Focusing on fair housing to protect vulnerable communities from harassment and discrimination,</li> <li>• Ensuring that the state focuses on equitable development in healthy communities free from pollution and other environmental dangers, and</li> <li>• Increasing housing opportunities and funding for unhoused communities, including formerly incarcerated, veterans, LGBTQ, and elderly individuals.</li> </ul>
<b>Project's staffing, including supervision</b>	Western Center will ensure that the nearly 100 nonprofit legal assistance organizations that serve California's 58 counties have up-to-date information regarding the public policies, programs and resources that impact low-income clients. All attorneys and advocates participate in trainings, originating from our

<b>and use of volunteers:</b>	<p>offices in Oakland, Sacramento and Los Angeles. Our three substantive teams address the issues of housing, health care, and safety net benefits for poor Californians.</p> <p>All new litigation matters undertaken by our 11 attorneys are approved in writing by the executive director and the director of litigation. Cases are typically staffed with two or more Western Center attorneys, and in most cases, there is pro bono and field program co-counsel.</p> <p>Issue teams create annual work plans to establish priorities and may use the following methods of evaluation for staff: informal verbal evaluations, monthly written reports to executive director summarizing advocacy work and services provided to local legal services programs, and staff meetings.</p>
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**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**

**Youth Law Center: Continuing to Prevent Eviction and Ensure Housing Stability for Young Adults Exiting the Foster Care and Juvenile Justice Systems**

<b>Current Services Eligibility:</b>	<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 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. Examples of this work include, but are not limited to: providing educational workshops and trainings for QLSPs on the unique issues impacting the housing stability of system-involved youth, development and distribution to QLSPs and other stakeholders of written resources on Covid-19 economic and housing benefits for transition aged youth in foster care, technical assistance to QLSP attorneys on housing related matters for system-involved youth, local and statewide housing protection, access and economic relief advocacy in collaboration with QLSPs, and strengthening the network of QLSP advocates across California working on homelessness prevention and housing stability.</p>
<b>Proposed Activities:</b>	<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 and economic stability 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>
<b>Project Goals and Deliverables:</b>	<p>Work will include addressing for each year of the grant: (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 economic benefits to provide housing stability for foster youth, including continuing extended foster care eligibility flexibilities and Chafee financial support.</p> <p>Activities:</p> <ul style="list-style-type: none"> <li>a. Partnering with QLSPs to monitor implementation;</li> <li>b. Developing and distributing information and advocacy resources to QLSPs to increase understanding of the specific policy responses ;</li> <li>c. Providing technical assistance to QLSPs on these policy changes;</li> <li>d. Providing training for QLSPs related to these issues.</li> </ul> <p>Year 1 core issue: expanding access to housing in extended foster care.</p>

	<p>Activities:</p> <ul style="list-style-type: none"> <li>a. Working with QLSPs to identify systemic barriers to access;</li> <li>b. Developing at least one written resource specific to extended foster care barriers for systems-involved youth impacted by Covid-19 and the subsequent economic recession;</li> <li>c. Providing training on access to and maintaining eligibility for extended foster care.</li> </ul> <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>
<b>Project's staffing, including supervision and use of volunteers:</b>	<p>YLC's Director of Legal Advocacy, in consultation with YLC staff attorneys, will develop a work plan with goals, objectives, specific tasks, and staffing, based on the final budget allocation. This staffing plan will include some of the time of YLC's existing EAF-HP attorney, an additional new staff attorney, and law clerks and other staff attorneys as needed. The project will be supervised by the Director of Legal Advocacy, who will devote a percentage of supervision time to the work. YLC also plans to utilize the work of law student clerks in this project, with a particular emphasis on recruiting and hiring law clerks with lived experience in the foster care and/or juvenile justice systems.</p>

**2021-2024**  
**HOMELESSNESS PREVENTION (HP III) FORMULA GRANT**  
**PROJECT PROFILE**  
**Yuba-Sutter Legal Center for Seniors:**

<b>Current Services Eligibility:</b>	The Legal Center currently advises and represents, when appropriate, seniors (persons 60 and older) in Yuba and Sutter Counties who are being evicted or threatened with eviction have habitability issues, etc., whether they are in apartments, other rental housing or mobile home parks. Assistance includes negotiations with landlords, filing answers to unlawful detainers cases and explaining their rights as tenants. The Legal Center also assists seniors in applying for Section 8 and subsidized senior housing.
<b>Proposed Activities:</b>	1. Provide eviction defense; 2. Negotiate with landlords to provide "soft landings"; 3. Educate seniors about their rights under the Tenant Protection Act; 4. Assist seniors in maintaining their available income by contesting Social Security or Supplemental Security over payments or eligibility denials; 5. Assist seniors in applying for Cal Fresh (food stamps) and Medi-Cal benefits for to free up more money for housing.
<b>Project Goals and Deliverables:</b>	Key goals are to represent seniors in unlawful detainer when appropriate; obtain "soft landings" for clients and avoid evictions on their records; educate seniors as to their rights.
<b>Project's staffing, including supervision and use of volunteers:</b>	The directing attorney will represent clients in court when necessary. The directing attorney will over see the project as part of the Legal Center's on going operations. All pleadings, advice letters, etc., will be reviewed by the directing attorney before hand. The paralegal and legal assistant will interview clients and gather initial information for the attorney to review. The legal assistant will also oversee collection and entry of data required for the project.

**STAFF RECOMMENDATIONS FOR HP III FORMULA GRANTS**

as of September 24, 2021

#	Organization	Project Title	Staff Recommendation
1	Affordable Housing Advocates	Tenants' Right Project	Eligible
2	Aids Legal Referral Panel	AIDS Housing Advocacy Project	Eligible
3	Alameda County Homeless Action Center	Homelessness Prevention Street Outreach Project	Eligible*
4	Alliance for Children's Rights	2021-2024 - HP3 - EAF Homelessness Prevention Fund Formula - Alliance for Children's Rights	Eligible
5	Asian Americans Advancing Justice - Los Angeles	Eviction and Tenant Defense Project	Eligible
6	Asian Pacific Islander Legal Outreach	API Homelessness Prevention Project	Eligible
7	Bay Area Legal Aid	Napa/East Bay Anti-Displacement and Homelessness Prevention Project	Eligible
8	Bet Tzedek Legal Services	Foreclosure Prevention & Homeowner Protection Capacity-Building Project	Eligible
9	California Advocates for Nursing Home Reform	Access, Education & Eviction Prevention	Eligible*
10	California Indian Legal Services	Housing Eviction & Legal Protection (HELP)	Eligible
11	California Rural Legal Assistance Foundation	Rural Housing Advocacy Project to Prevent Homelessness	Eligible
12	California Rural Legal Assistance, Inc.	Rural Eviction Defense Project	Eligible
13	California Women's Law Center	2021–2024 HP Formula Grant	Eligible*
14	Central California Legal Services	Tenant Assistance to Prevent Homelessness	Eligible
15	Centro Legal de la Raza	Eviction Protection for Underserved Communities	Eligible
16	Child Care Law Center	Child Care Justice Helps Families Stay Housed	Eligible
17	Coalition of California Welfare Rights Organizations	Public Benefit Advocacy and Support for California's Homeless	Eligible*
18	Community Legal Aid SoCal	Homelessness Prevention Formula Grant #3 2021-2024	Eligible
19	Community Legal Services in East Palo Alto	CLSEPA HP III Formula Grant: Preventing Displacement and Preserving Affordable Housing	Eligible
20	Contra Costa Senior Legal Services	HP III Formula	Eligible
21	Disability Rights California	Homelessness Prevention for People with Disabilities	Eligible
22	Disability Rights Education and Defense Fund	Removing Barriers to Housing Security	Eligible
23	Disability Rights Legal Center	Disability Rights Homelessness Prevention	Eligible
24	Elder Law & Advocacy	Elder Tenant Assistance Project Expansion (ETAP Expansion)	Eligible
25	Eviction Defense Collaborative	Shelter Client Advocate Program Support	Eligible
26	Family Violence Appellate Project	Housing Equity for California Domestic Violence Survivors	Eligible
27	Family Violence Law Center	A Roof of One's Own Project	Eligible

## STAFF RECOMMENDATIONS FOR HP III FORMULA GRANTS

as of September 24, 2021

#	Organization	Project Title	Staff Recommendation
28	Greater Bakersfield Legal Assistance	EAF Homelessness Prevention Project	Eligible
29	Harriett Buhai Center for Family Law Housing and Economic Rights Advocates	(no title)	Eligible
30		HERA Homelessness Prevention Project	Eligible
31	Inland Counties Legal Services	Homelessness Prevention III (HP-3)	Eligible
32	Inner City Law Center	Preventing Veteran Homelessness	Eligible*
33	Justice & Diversity Center of the Bar Association of San Francisco	Affirmative Tenant Advocacy Project	Eligible
34	Justice in Aging	Older Adult Homeless Prevention	Eligible*
35	LACBA Counsel for Justice	Homelessness Prevention Advocacy Project ("HPAP")	Eligible
36	Law Foundation of Silicon Valley	Housing Stability in Silicon Valley	Eligible
37	Lawyers' Committee for Civil Rights	Legal Services for Entrepreneurs: Protecting Income to Improve Housing Stability	Eligible
38	Legal Access Alameda	2nd Cycle Homelessness Prevention Formula Grant	Eligible*
39	Legal Aid at Work	Helping formerly incarcerated persons statewide and undocumented immigrants in the Central Valley avoid eviction by protecting their primary sources of income	Eligible
40	Legal Aid Foundation of Los Angeles	Comprehensive Expansion of Homelessness Prevention Services	Eligible
41	Legal Aid Foundation of Santa Barbara County	Homelessness Prevention	Eligible
42	Legal Aid of Marin	Homelessness Prevention 2022-2024	Eligible*
43	Legal Aid of Sonoma County	Homelessness Prevention Project (HPP)	Eligible
44	Legal Aid Society of San Bernardino	MAINTAIN YOUR HOME (aka MY HOME)	Eligible*
45	Legal Aid Society of San Diego	Housing Stability Project	Eligible
46	Legal Aid Society of San Mateo County	HomeSavers	Eligible
47	Legal Assistance for Seniors	Homelessness Prevention Legal Services	Eligible
48	Legal Assistance to the Elderly	Fighting Evictions of Seniors and Adults with Disabilities in San Francisco	Eligible
49	Legal Services for Children	(no title)	Eligible
50	Legal Services for Seniors	(no title)	Eligible*
51	Legal Services of Northern California	Unlawful Detainer Defense Project	Eligible
52	McGeorge Community Legal Services	Homeless Advocacy Clinic	Eligible
53	Mental Health Advocacy Services	Homelessness Prevention for General Intake Clients	Eligible
54	National Center for Youth Law	California Youth Homelessness Prevention Project	Eligible*
55	National Housing Law Project	Addressing Documents, Records and Risk Impacts on Housing Access and Homelessness	Eligible*

## STAFF RECOMMENDATIONS FOR HP III FORMULA GRANTS

as of September 24, 2021

#	Organization	Project Title	Staff Recommendation
56	Neighborhood Legal Services	2021-2024 EAF Homeless Prevention Fund Formula	Eligible
57	OneJustice	Homelessness Prevention Project	Eligible*
58	Public Advocates Inc.	Legal Services to Prevent Homelessness and Increase Affordable Housing, including Renters' Rights Education and Enforcement of State and Local Laws	Eligible
59	Public Counsel	Homelessness Prevention Project	Eligible
60	Public Interest Law Project	Housing Not Homelessness III	Eligible
61	Public Law Center	Orange County Homelessness Prevention	Eligible
62	Riverside Legal Aid	Fund Formula 2021-2024	Eligible
63	San Diego Volunteer Lawyer Program	Tenants' Rights Program	Eligible
64	San Luis Obispo Legal Assistance Foundation	Senior Housing Program	Eligible
65	Santa Clara County Asian Law Alliance	Homelessness Prevention Project	Eligible
66	Senior Adults Legal Assistance	Homeless Prevention Project 2021-2024	Eligible
67	Senior Advocacy Network	2021-2024 Senior Citizen Homelessness Prevention Grant	Eligible
68	Senior Citizens Legal Services	Homelessness Prevention for Rural and Indigent Tenants	Eligible
69	Social Justice Collaborative	Homelessness Prevention for Immigrants	Eligible*
70	USD School of Law Legal Clinics	Helping Veterans Experiencing Homelessness and Housing Insecurity	Eligible
71	Veterans Legal Institute	HP-EAF Homelessness Prevention for Veterans	Eligible
72	Watsonville Law Center	Pajaro Valley Healthy Housing	Eligible
73	Western Center on Law and Poverty	Statewide Training, Technical Assistance, and Impact Litigation Aimed at Preventing Homelessness	Eligible
74	Youth Law Center	Continuing to Prevent Eviction and Ensure Housing Stability for Young Adults Exiting the Foster Care and Juvenile Justice Systems	Eligible*
75	Yuba-Sutter Legal Center for Seniors	(no title)	Eligible

\* Staff anticipate that completion of review will result in a recommendation that all applicants and applications for HP III Formula grants be found eligible.