



CLS Eviction Pilot Project

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Goals of Clinic



*Reduce
preventable
evictions*

*Mitigate
eviction-
related
consequences*

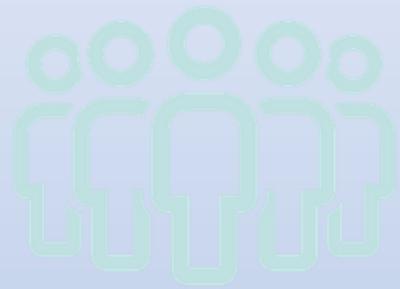
*Connect
tenants with
community
resources*

Phase I: December 12, 2018 – February 28, 2020

- *Began December 12, 2018*
- *Met with Adams and Broomfield County Courts*
- *Improved on processes and trained staff*
- *Hired grant attorney and paralegal*
- *Represented clients*

Phase I & II

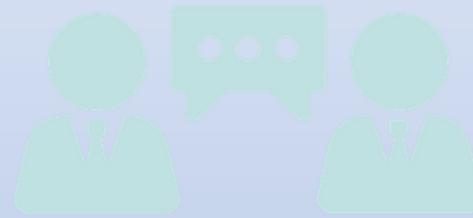
Inform tenants of clinic's presence in courtroom



Attend Adams and Broomfield County courts on average

3x - 4x per week

Offer free information about court and eviction process to anyone who asks



Information given to an average of

75 households per month

Provide various levels of representation, from brief advice to full representation



In Phase I and II represented

363 total households

Pandemic Phase: March 2020 – October 2020

- *Engaged with court regarding COVID related procedures*
- *Modified procedures because of pandemic*
- *Provided virtual presentations to community about legal changes and resources during COVID*
- *Engaged with Maiker Housing Partners to provide expedited rental assistance (Rapid Settlement Program)*
- *Participated and presented to the Adams Co Task Force*

CLS Provides Service to Low-Income Tenants w/the following Housing Issues:



- *Cases with Procedural Issues (Notices and Demands not legally compliant)*

- *Subsidized Rent Cases
(only HCV and some PBS8)*

- *Nonpayment of Rent Cases
(eligible for Rental Assistance)*

- *Rent allegedly tendered and accepted by landlord*

- *Alleged lease violations*

- *Owners of Manufactured Homes*



Full Representation Process



**Draft and file
Answer**



**Trial scheduled
one week later**



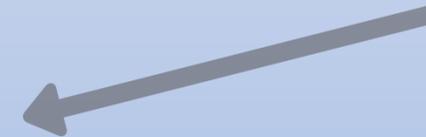
**Obtain documents from
tenant and landlord's
attorney**



**Investigate case
and conduct legal
research**



**Negotiate
settlements and
draft agreements**



Prepare for trial



**Litigate case,
if needed**



Close case



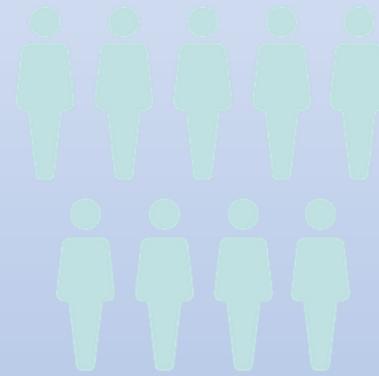
363

HOUSEHOLDS REPRESENTED



955

PEOPLE IN REPRESENTED
HOUSEHOLDS



450

CHILDREN IN REPRESENTED
HOUSEHOLDS



**Phase I and Phase II
Results**

Clients By Municipality

Adams	43 Households	125 Persons
Aurora	68 Households	160 Persons
Brighton	13 Households	34 Persons
Broomfield	15 Households	26 Persons
Commerce City	34 Households	90 Persons
Federal Heights	18 Households	45 Persons
Northglenn	41 Households	111 Persons
Thornton	77 Households	212 Persons
Westminster	54 Households	152 Persons

Adams = Arvada, Denver, Henderson,

Additional Information



**Collaborative work within CLS
Housing Team to help Adams County
residents**

955

**Total clients served with
housing related issues**



**Additional
Information**

26%

SUBSIDIZED



7%

MANUFACTURED HOMES



67%

ALL OTHER LOW-INCOME
HOMES



**Types of
Housing**

35%

Total percentage of households who have retained their housing



Results Phase I

80%

Total percentage of households who do not have an eviction judgement



85%

**Total percentage of households
who have retained their
housing, retained more time to
move, or retained a housing
voucher**



85%

**Total percentage of
households who do not have
an eviction judgement**



**Results
Phase II**

31

**Total Number of
households who have
received rental assistance
or are projected to receive
rental assistance**



Results Phase II

**Maiker Housing Partners
And
Colorado Legal Services**

\$175,681

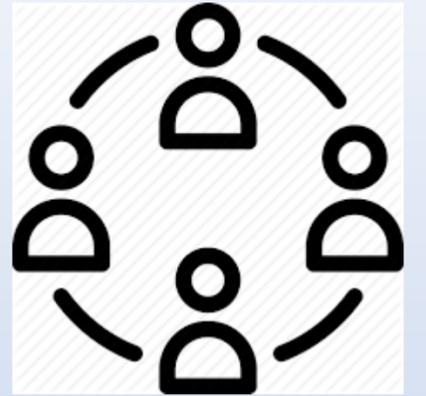
**Total amount of rental
assistance provided to clients
or clients who are projected to
receive rental assistance!**



**Rapid Relief
Program
Phase II**

Community Partners

- *Adams County Poverty Reduction and Neighborhood Outreach Program*
- *Adams County Response and Recovery Task Force*
- *Adams County Rapid Settlement Task Force*
- *Brighton Housing Authority*
- *Colorado Immigration Rights Coalition*
- *Community Resource Network*
- *City of Aurora Homelessness Program*
- *Growing Home*
- *Maiker Housing Partners*
- *9to5 Colorado*
- *Thornton Community Connections Division*
- *Tri-County Health*
- *UNE Colorado*
- *Various other rental and utility assistance programs*



Legal Resource Guides Created

- *Emergency Housing*
- *Low Income Housing Tax Credit*
- *Warranty of Habitability*
- *Security Deposit*
- *Small Claims Handbook and Instructions*
- *COVID Resources*
- *Consumer Rights Packet*
- *Evictions Guides*
- *Veterans Services*





Adams and Broomfield Funding Provides:

Salaries and benefits

Space in Adams County Courthouse

Space at Irving Street Library

Printer

Cabinet

Smartphone

Laptops

Mobile Hotspot

Next Steps



COVID and 2021

Future Needs