

EVICTION DEFENSE/RIGHT TO COUNSEL

A. What ULA funds are expected?

1. 10 % of the Homelessness Prevention Bucket.
 - a. Projected Dollar Amount for FY2024 = \$61,824,000

B. What is a Right to Counsel?

1. Attorney representation of Eligible Tenants who are sued by landlords for unlawful detainer (eviction)

C. What is the goal?

1. All Covered Tenants should be able to retain an attorney, at no cost to the tenant, to represent them in unlawful detainer (eviction) proceedings. The expected outcomes are that tenants can either stay in their homes or achieve a settlement that permits them to find new housing, thus avoiding becoming unhoused.
2. A full Right to Counsel is achieved in approximately five years.

D. Who is a Covered Tenant?

1. Lower-income households (80% area median income and below) in the City of Los Angeles
 - a. 80% AMI for a family of four in 2023 is \$100,900 annually
2. Within covered zip code during phase-in

E. How will it be achieved (overview)

1. 5 year phase-in by zip codes, based on vulnerability index and geographic diversity (see below)
 - a. Court representation for tenants in covered zip codes
 - b. Limited legal assistance for tenants outside covered zip codes in years 1-4.
 - c. Workshops available for all tenants, regardless of income or zip code (see Tenant Outreach & Education)

F. How will it be Implemented

1. LAHD shall oversee the provision of eviction defense and prevention legal services by contracting with nonprofit legal services provider(s).
2. Full Scope Legal Representation shall be phased in by zip codes during a period of time that is approximately 5 years, in a manner that LAHD determines appropriate, based on all relevant factors including:
 - a. the prioritization of certain groups of vulnerable individuals in zip codes utilizing the City of Los Angeles's forthcoming anti-displacement mapping tool which will identify and predict existing and future direct and indirect displacement risks as part of LAHD's efforts to implement goals, policies and objectives.;
 - b. the availability of funding from all sources;
 - c. the availability of trained and qualified attorneys to provide legal representation;
 - d. geographic considerations vis-a-vis shared zip codes with other jurisdictions;
 - e. the scope of the need for legal representation; and
 - f. any other appropriate logistical consideration.