

# **Adams and Broomfield – Landlord/Tenant Legal Services**

## **3rd Quarter 2022**

### **NARRATIVE – 3<sup>RD</sup> QUARTER**

#### **Successes**

In the third quarter, the new CLS grant attorney and paralegal continued their work providing legal education, resources and representation to eligible clients at risk of eviction or homelessness in the Adams and Broomfield area. They also continue their work helping clients navigate the emergency rental assistance application process.

Ms. Attia and Ms. Langeberg continue to partner with the Colorado Stability Fund to deposit outstanding rent money directly with the court as it is now allowed under state eviction law. In most private landlord cases, the FED action has been dismissed. Unfortunately, after November 15<sup>th</sup> the state will no longer accept emergency rental assistance applications.

Grant staff have reported that being able to talk to tenants who are unfamiliar with what the law is, how it works, and how they can navigate the legal system has been invaluable as many tenants do not know their rights. Clinic clients are always happy after speaking with CLS because they feel like they have learned a lot and know more about their rights and the legal process. Lots of people also express being relieved after being able to talk to CLS about their legal issues.

#### **Challenges**

There continues to be a significant increase in the need for CLS services at the courthouse. CLS' Adams County Eviction Clinic must turn people away because there is not enough staff to serve all the tenants who are facing eviction. The Denver Housing Unit provides an additional attorney when resources are available. Additionally, challenges are presented when there is a language barrier between CLS and a tenant. Unfortunately, CLS does not have enough helpful resources in Spanish or other languages. However, CLS staff is able to use a translator which is helpful. However, it is frustrating for the grant attorney when she has to draft an Answer in English without a translated copy for the non-English client.

#### **Participant Success Story**

Client story # 1: A client sought help from the CLS' Adams County Eviction Clinic because he was facing eviction due to nonpayment of rent. The client is a senior and a recipient of a Section 8 Housing Choice and was at risk of losing that voucher if his landlord successfully evicted him. CLS was able to draft an Answer on the client's behalf, work with a local church to secure rental arrears, and work with the landlord to make the cure (deposit the rental money with the court). Ultimately, CLS' efforts resulted in the CL's case getting dismissed and now the client is no longer at risk of losing his home or his Section 8 Housing Choice Voucher.

Client Story # 2: A client was living in a home with his two kids and facing eviction after being properly served with a notice to quit. The client sought help from the CLS' Adams County Eviction Clinic. The client did not have any strong defenses, but CLS worked with the client to determine what defenses he did have and drafted an Answer on his behalf. The grant staff subsequently negotiated a non-judgment stipulation before his trial and the client was provided with more time to move out. The client was able to find other housing during that time and was able to vacate the premises in accordance with the stipulation. The client will now be able to avoid an eviction on his record and move into a new property with his family unencumbered with the collateral consequences an eviction carries.

#### **Programmatic Changes or Updates**

NA

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## Households and Municipalities Served

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Total households (99) served (this reporting period)

Adams - 7

Aurora - 6

Brighton - 3

Broomfield - 0

Commerce City – 3

Federal Heights - 1

Northglenn - 7

Thornton - 15

Westminster – 6

Missing - 0

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## Miscellaneous Household Data

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Number of households that have a person 62+ - 2

Number of female headed households – 43

Number of households living in subsidized or public housing – 30

Number of households living in private housing - 68

Number of mobile home households - 1

Number of households with a person with a disability – 46

Number of households with a victim of domestic violence -28

Number of children (under 18) living in household - 121

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## Race and Ethnicity (Reporting Period)

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White – 34

Black - 17

Asian - 0

American Indian/Alaska Native - 4

Native Hawaiian - 0

Hispanic or Latino - 41

Other - 3

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## Open and Closed Cases (Reporting Period)

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Closed Cases – 48

\*These clients were provided legal education, brief legal services, or extended legal services.

Open Cases – 51

\*These cases are still open and receiving CLS services. The final report at the end of the year will contain legal services information for all open and closed cases in 2022.