

LACAHS

EMERGING POLICY FRAMEWORK

TENANT AND SMALL LANDLORD PROTECTIONS

DRAFT FOR REVIEW

This is a presentation of LeSar Holdings and Global Policy Leadership Academy (GPLA). This reflects the research of LeSar and GPLA and not the final policy of LACAHS.

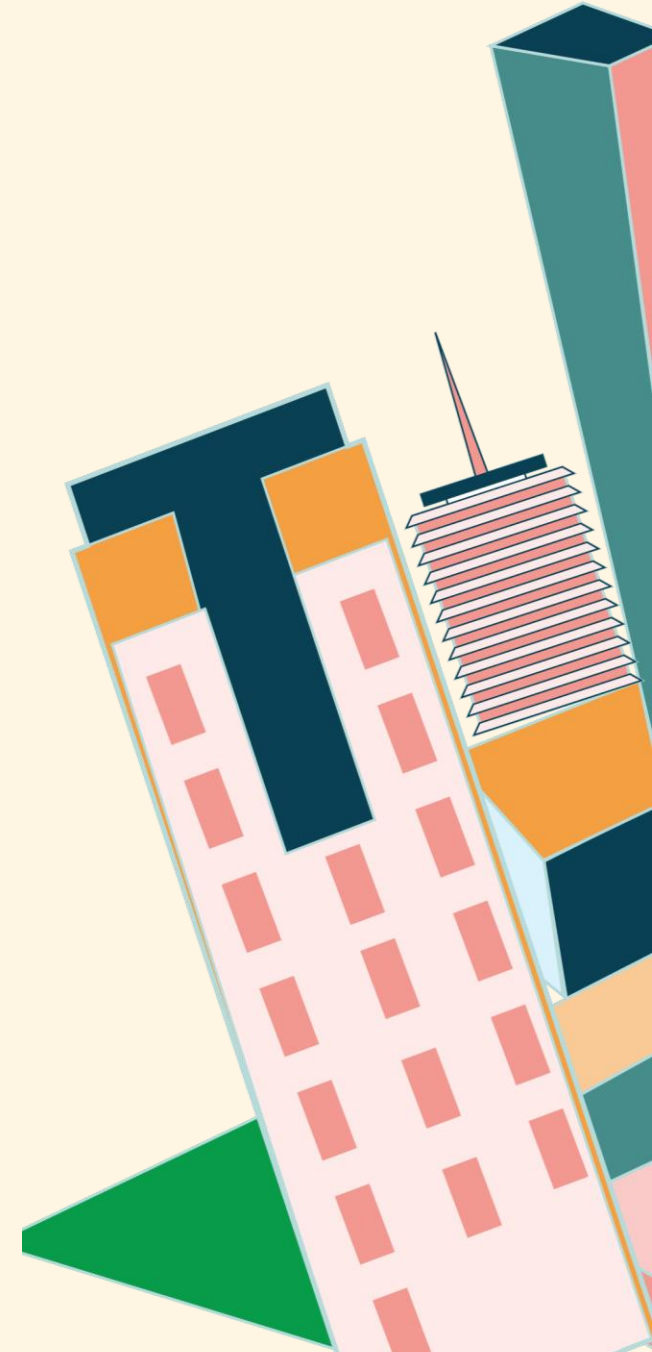
October 10, 2024



GLOBAL POLICY
LEADERSHIP ACADEMY

AGENDA

- LACAHSAs Legislative Structure for Protections
- LACAHSAs Emerging Protections Policy Framework
- Historical Perspective: Role of Policy in Shaping Communities
- LACAHSAs Regional Landscape
- Public Comment
- Board Discussion



LEGISLATIVE STRUCTURE

TENANT AND SMALL LANDLORD PROTECTIONS

Please also see County Counsel presentation of SB 679, available
at: <https://file.lacounty.gov/SDSInter/bos/supdocs/181597.pdf>

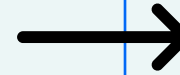
SB 679 OVERVIEW

PROTECTIONS ELIGIBLE USES

Gov Code Title 6.9 LACAHSa Part 2.
Chapter 3 Expenditures 64830(d)(2)(A-C)
See Appendix II for more details

Eligible Uses for Countywide renter protections + support programs, **include but are not limited to:**

- Rental assistance (6 months max) paired with supportive services
- Pre-eviction and eviction legal services
- Counseling, advice and consultation, training, renter education and representation
- Services to improve habitability that protect against displacement of tenants
- Relocation assistance beyond what is legally required of landlords by local/state law



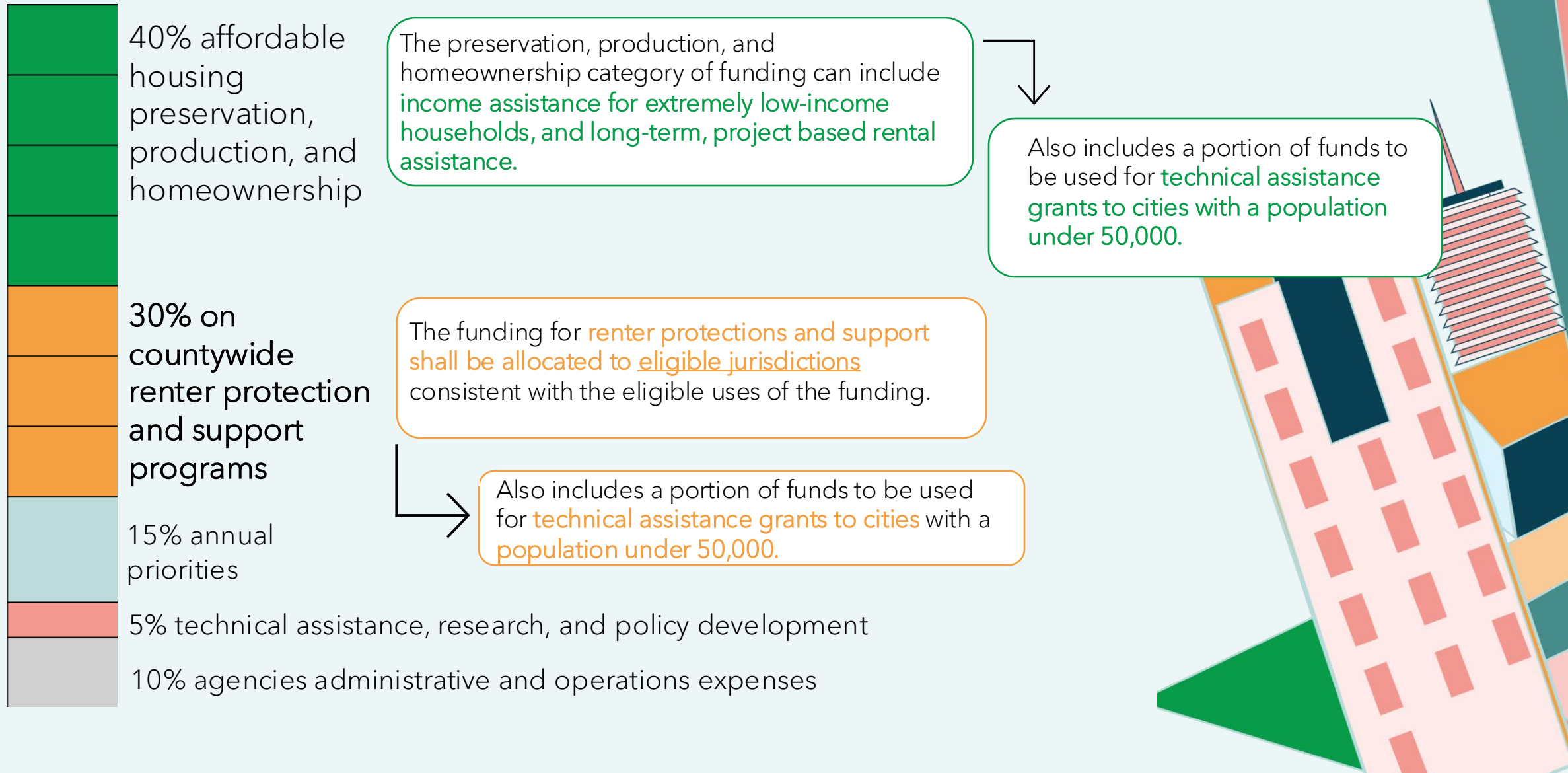
Rental Assistance Funding is subject to the following conditions:

- Rental assistance shall be provided to a specific household for a reasonable amount of time not to exceed six months, and shall be **paired with supportive services**, such as eviction prevention and defense, to the greatest extent possible.

Please also see County Counsel presentation of SB 679, available at:
<https://file.lacounty.gov/SDSInter/bos/supdocs/181597.pdf>

LACAHSA TOTAL ANNUAL PROGRAMMATIC BUDGET* **GEOGRAPHIC DISTRIBUTION**

Gov Code Title 6.9 LACAHSA Part 2. [Chapter 3 Expenditures](#)
[64830.5\(a\)\(2A-2B\)](#)
See Appendix II for more details



EMERGING POLICY FRAMEWORK

TENANT AND SMALL LANDLORD
PROTECTIONS

DRAFT VISION FOR PROTECTIONS

(FOR TENANTS AND SMALL LANDLORDS)

1. **INCREASE RENTER PROTECTIONS FOR ALL LA COUNTY RESIDENTS.**
2. **EXPAND AND COORDINATE STRONG REGIONAL COLLABORATION THAT AIMS TO ADVANCE TENANT PROTECTIONS SERVICES SUCH AS LEGAL COUNSEL AND RENTAL ASSISTANCE.**



LACAHSA'S EMERGING PROTECTIONS POLICY FRAMEWORK

(AS DISCUSSED AT 5/29/2024 BOARD MEETING)

SHORT-TERM:

Templates for “tenant protection” ordinances.

Provide **technical assistance** to cities that may need additional support to develop and implement tenant protections.

Capacity building support for tenant support organizations.

Develop a **regional emergency rental assistance program** based off of the State’s ERAP and lessons learned.

LONG-TERM:

- Establish a regional network of uniform tenant protection services such as legal services, emergency rental assistance, and income support.
- Create an income support program for vulnerable LA County residents such as seniors and people with disabilities.

PROTECTING TENANTS AND LANDLORDS: IT IS NOT A ZERO-SUM GAME

LACAHS CAN SUPPORT SMALL LANDLORDS WHILE ALSO PURSUING RENTER PROTECTIONS.

Small landlords have genuine needs and feel financial impacts more acutely than large corporate landlords. Rising insurance costs, unpaid rent, deferred maintenance, and legal and property management are examples of challenges facing small landlords.

However, exempting most mom & pop landlords from renter protections rarely carries out any stated public policy goals and does not necessarily address their needs or financial impacts they experience.

WHAT WOULD HELP?

- **Uniformity of renter protections** A regulatory landscape that is easier to understand is a benefit for small landlords leads to more efficient systems and fewer parties asserting inaccurate rights.
- **Small landlords need financial and other supports** to ensure they are able to safely and sustainably operate their rental properties and businesses to be healthy and safe housing for tenants.

PAST LACAHSAs BOARD DISCUSSIONS

SEPTEMBER 2023*

*SEE HIGHLIGHTS OF THESE
PRESENTATIONS IN APPENDIX I

Presentation on Tenant Protections and the Eviction Crisis Landscape

Deepika Sharma, Clinical Assistant Professor of Law, and Director of Housing Law and Policy, USC Gould School of Law

Presentation on the Stay Housed LA Tenant Assistance Program

LA County Dept. of Consumer and Business Affairs

OCTOBER 2023*

Presentation on Tenant Protections in Bell Gardens

Gustavo Romo, Director of Community Development, and Veronica Jaramillo, Housing Specialist, for the City of Bell Gardens

MAY 2024*

Presentation by LACAHSAs's Housing Experts

Members Alan Greenlee, Zerita Jones, Almas Sayeed, and Jonathan Jager

HISTORICAL PERSPECTIVE

**ROLE OF POLICY IN SHAPING
COMMUNITIES**

FEDERAL AND STATE ROLES IN HOUSING POLICY

1929 – 1930s

The New Deal

- First federally-funded public housing

The Great Depression
Redlining

1950 – 1960s

Civil Rights Movement

- Fair Housing Act
- Unruh Civil Rights Act

Great Society

- HUD created

Article 34 passes

1990s – Present

The Great Recession

- Rental Assistance Demonstration
- COVID-19**
- CARES & ARP Acts

AB 686: Affirmatively Furthering Fair Housing

1939 – 1940s

GI Bill

Federal Highway Act

1968 – 1980s

Federally subsidized housing moratorium

Section 8 authorized


Community Reinvestment Act

Low-Income Housing Tax Credit

CEQA

Proposition 13

Color Key

 Federal Policies & National Events

 State Policies

SHIFT FROM PUBLIC HOUSING TO PRIVATE MARKET AND COMMODIFICATION

Commodification

- Housing is considered a wealth and investment tool, not a social good or human right



Drivers

- Divestment from public housing
- Real estate speculation
- Privatization

REGIONAL LANDSCAPE

**PROTECTIONS (TENANTS AND
SMALL LANDLORDS)**

DEFINING HOUSING INSTABILITY

UNDERSTANDING THE CONTINUUM



Stability

- Pays less than 30% of income on housing



Instability

- Asset Limited
- Income Constrained
- No Lease
- Overcrowded
- Exposed to Unsafe Living Conditions



Unhoused

- Living on street, in emergency shelter, or in vehicle

HOUSING INSTABILITY CURRENT TRENDS



- Tenant harassment
- Landlord/tenant system abuse
- Lack of accountability and enforcement
- Gaps in policy and program effectiveness
- Hidden homelessness
- Eviction
- Drastic rent increases
- Revitalization efforts
- Climate impacts

UNDERSTANDING THE CONTINUUM OF LIVED EXPERIENCE



Rent or Cost
Burdened



Overcrowded
or
Substandard
Housing



Street or Chronic
Homelessness



Discrimination



Racism



Biased courts



Impoverished
Social networks



Mental Health
Issues



Criminal Record



Poor health or
acute medical
injury



Substance Use



Domestic and
Intimate Partner
Violence

California ERAP

Philadelphia

Vienna

Shriver Project

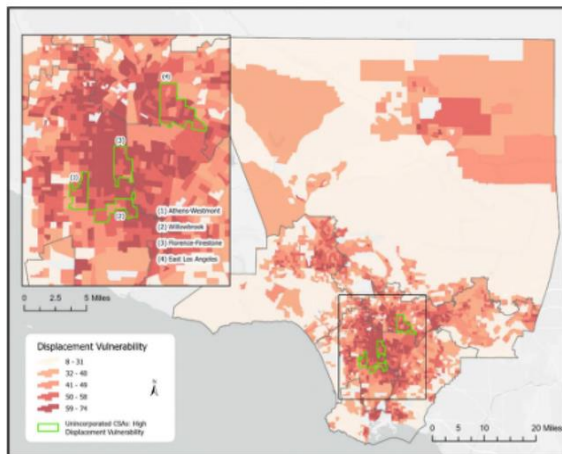
TENANT PROTECTIONS STRATEGIES AND CASE STUDIES

See Appendix III

DATA: LACDA TRACT MAPPING TOOL

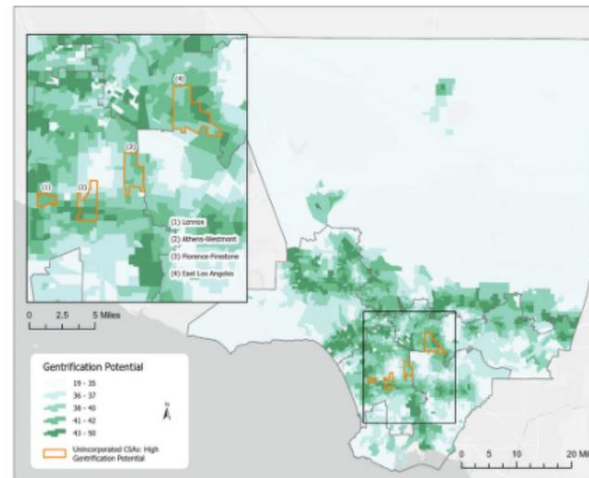
TRACKING REGIONAL AFFORDABILITY AND CHALLENGES TO TENANCY

Displacement Vulnerability



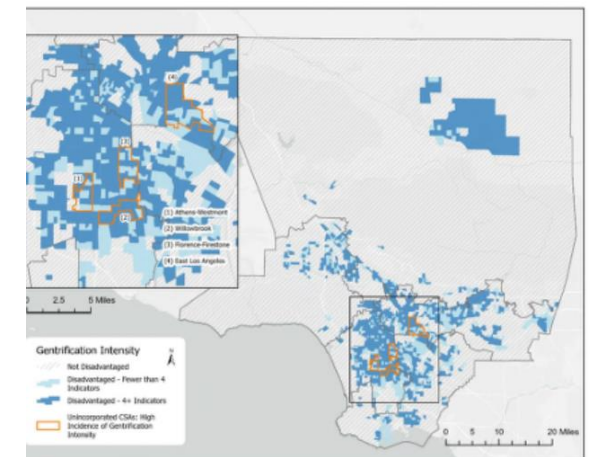
Assesses the likelihood that a resident will be forced to move out of their community due to housing market forces – i.e.,
residential instability

Gentrification Potential



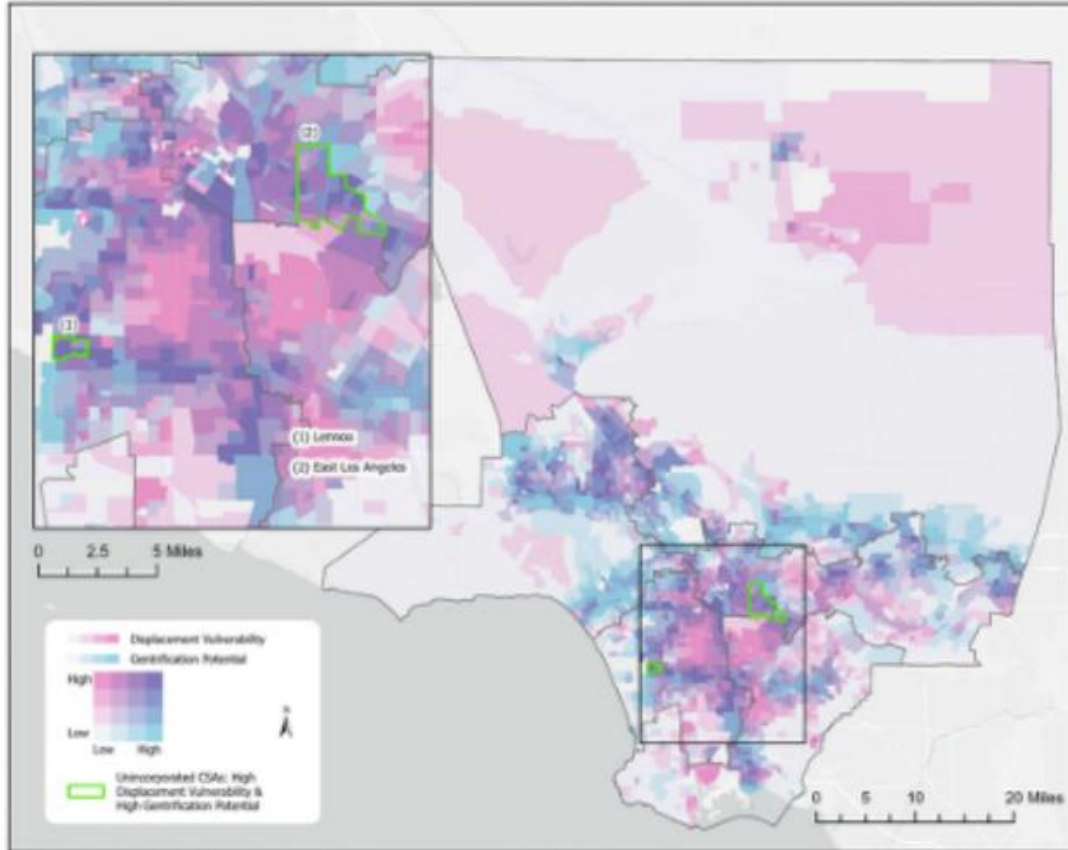
Shows census tracts and parcels that are attractive for redevelopment, which may heighten displacement pressures in vulnerable communities

Gentrification Intensity



Evaluates existing and ongoing gentrification and displacement in gentrification-eligible census tracts evidenced by demographic and neighborhood change

Displacement Vulnerability + Gentrification Potential



DATA: LACDA TRACT MAPPING TOOL

TRACKING REGIONAL AFFORDABILITY AND
CHALLENGES TO TENANCY

Overlays risk of residential
instability (**vulnerability**) with
local market forces that drive
speculation (**potential**)

DATA AND RESOURCES: TENANT BILL OF RIGHTS



Collaboration between Anti-Eviction Mapping Project, Keep LA Housed Coalition, and Right to Counsel Coalition's Research Committee

- Tenant Bill of Rights (TBOR)
- 9 policies that keep tenants housed, protect against harassment, and provide economic and legal support
- Developed a comparative map that visualizes the extent to which each jurisdiction within the LACAHSAs region has enacted TBOR policies into law

<https://www.keeplahoused.org/>

<https://antievictionmappingproject.github.io/tbor-policy-map/>

KEEP LA HOUSED LA County Tenant Bill of Rights










1. Rent stabilization to the maximum extent allowed by state law
2. Effective anti-harassment protections
3. Limits on evictions for failure to pay rent
4. Relocation assistance for tenants displaced for no fault of their own
5. Safeguards when landlords attempt to buy out tenants
6. Strong, proactive code enforcement
7. Removal of discriminatory barriers to housing access
8. Codified right to counsel for tenants facing eviction
9. Universal just cause protections

DATA AND RESOURCES: TENANT BILL OF RIGHTS

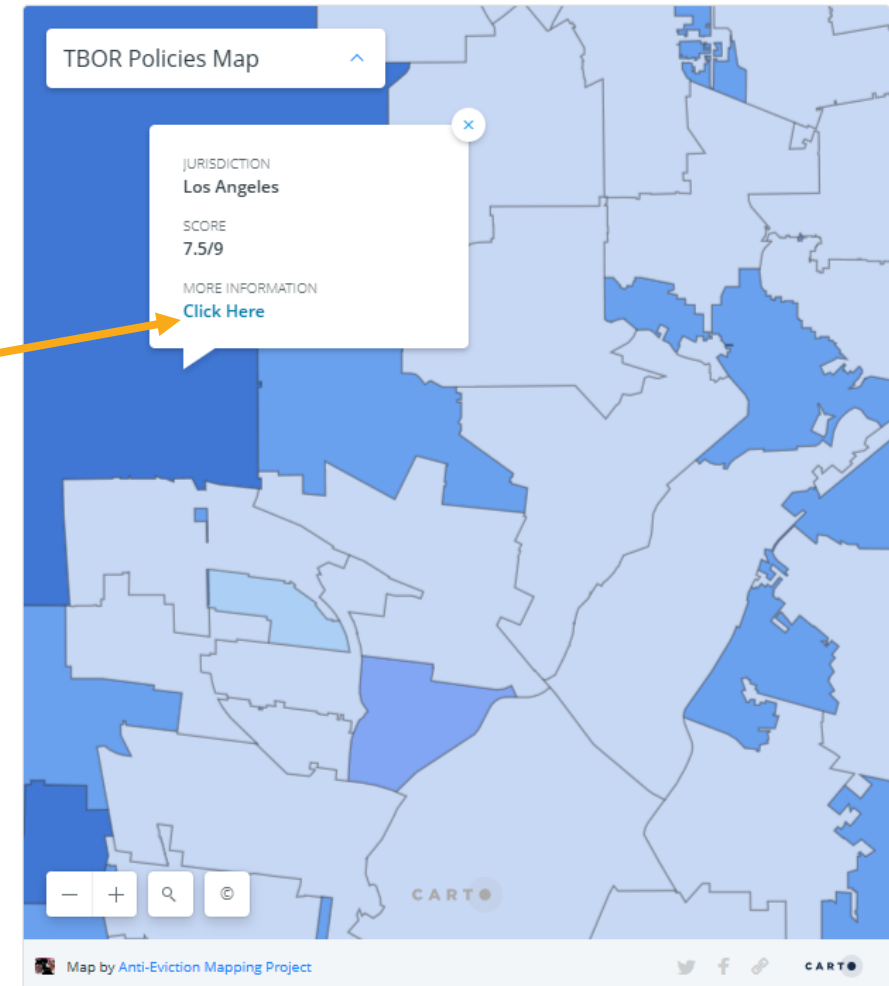
<https://antievictionmappingproject.github.io/tbor-policy-map/>

Los Angeles Index Score: 7.5/9

Click the panels below to see how the score was evaluated.

	Rent Stabilization	1
	Anti-Harassment Protections	1
	Limits on Evictions Based on Non-Payment of Rent	1
	Relocation Assistance for Large Rent Increases	1
	Tenant Buyout Safeguards	1
	Proactive Code Enforcement	1
	Fair Access and/or Anti-Discrimination Policies	0
	Codified Right to Counsel	0.5
	Universal Just Cause Protections	1

**KEEP LA
HOUSED**



THANK YOU

Edwin Peart

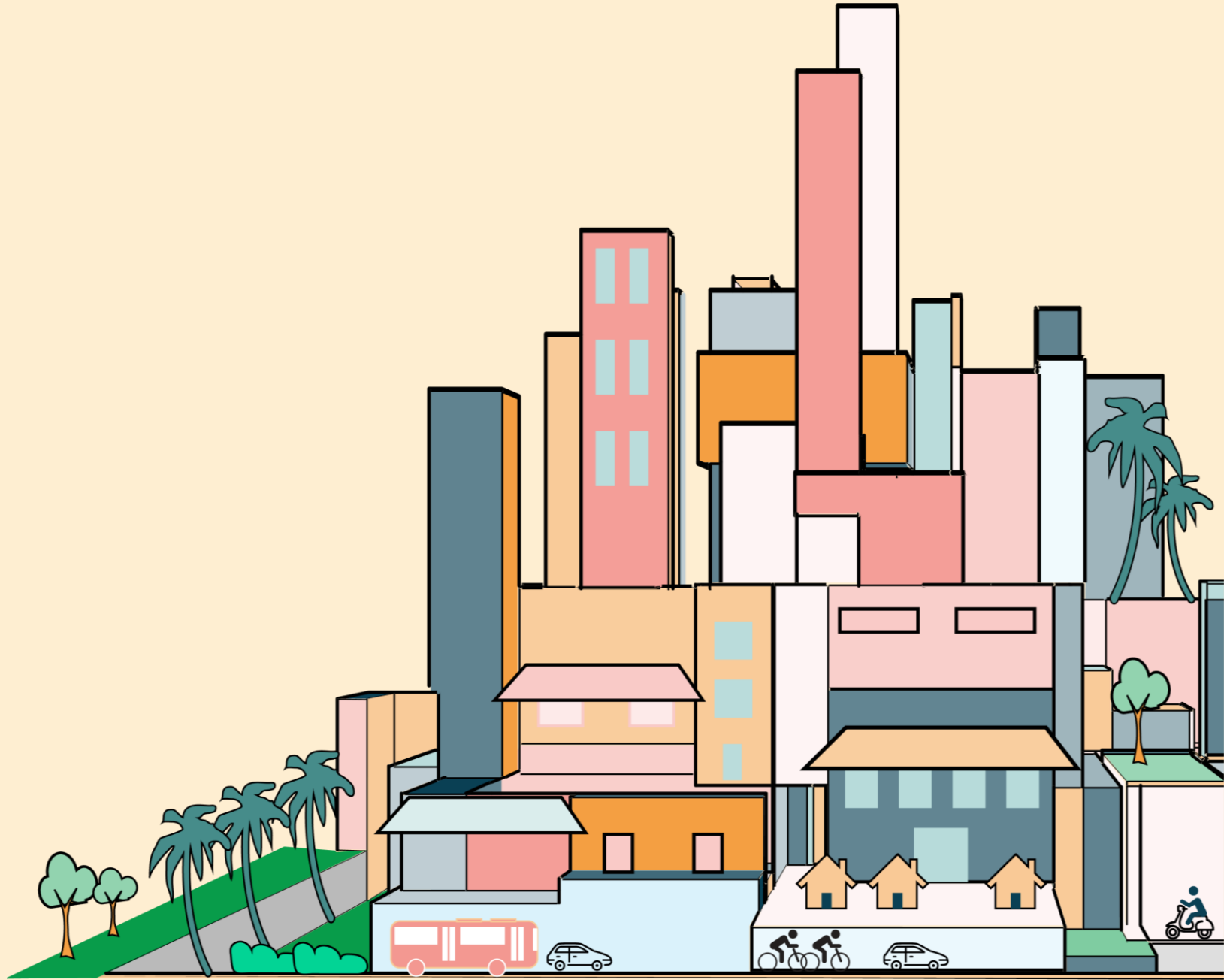
Edwin@gpla.co

Natalie Donlin-Zappella

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GLOBAL POLICY
LEADERSHIP ACADEMY



QUESTIONS FOR PRESENTERS

PUBLIC COMMENT

BOARD DISCUSSION



BOARD DISCUSSION

What tenant protection **programs and resources** should LACAHSa prioritize?

How can LACAHSa best **collaborate with other jurisdictions to scale eviction legal services** across the County?



LACAHS

**EMERGING POLICY
FRAMEWORK**

**TENANT AND SMALL LANDLORD
PROTECTIONS**

APPENDIX I

**HIGHLIGHTS OF PREVIOUS
LACAHS PROTECTIONS
DISCUSSIONS**

PAST LACAHSAs BOARD DISCUSSIONS

SEPTEMBER 2023*

*SEE HIGHLIGHTS OF THESE
PRESENTATIONS IN APPENDIX I

Presentation on Tenant Protections and the Eviction Crisis Landscape

Deepika Sharma, Clinical Assistant Professor of Law, and Director of Housing Law and Policy, USC Gould School of Law

Presentation on the Stay Housed LA Tenant Assistance Program

LA County Dept. of Consumer and Business Affairs

OCTOBER 2023*

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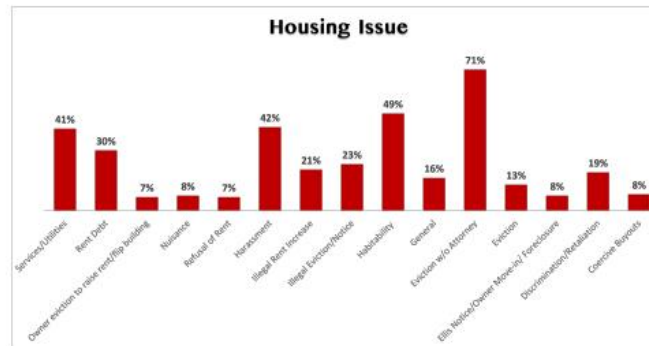
Members Alan Greenlee, Zerita Jones, Almas Sayeed, and Jonathan Jager

Presentation on Tenant Protections and the Eviction Crisis Landscape

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USC Gould Housing Law & Policy Clinic

- We serve tenants in LA City, Unincorporated LA County and other Cities in LA County including Compton, Lynwood, Downey, Bellflower, Gardena, Arcadia etc.
- 44% of the tenants served were **families with children & 41% were monolingual Spanish speakers**
- **57% of the tenants we served experienced harassment and/or retaliation**
 - Many reported a reduction in services, refusal of rent, and illegal eviction



Policy Proposals

1. RENTAL ASSISTANCE FOR FUTURE/PROSPECTIVE RENT
2. ANTI-HARASSMENT ENFORCEMENT MECHANISMS
3. IMPLEMENT AND INCREASE TENANT PROTECTIONS

SEPTEMBER 2023

Presentation on the Stay Housed LA Tenant Assistance Program

LA County Dept. of Consumer and Business Affairs

Jurisdiction

Azusa*	La Verne*
Baldwin Park	City of Los Angeles**
Bell Gardens	County of Los Angeles**
Beverly Hills	Malibu*
Carson*	Maywood
Cudahy	Palmdale*
Culver City	Pasadena
El Monte*	Pomona**
Gardena*	Santa Monica
Glendale	Santa Clarita*
Inglewood	West Covina*
Lancaster*	West Hollywood

Tenant Protections in L.A. County



Common Residential and
Mobile Home Tenant
Protections include:



Rent Increase Limits



Just Cause Eviction Protections



Relocation and Moving
Expenses



Retaliatory/Anti-Harassment
Eviction Protections



Tenant Buyout Agreements

*: Mobilehome Tenant Protections Only **Mobilehome and Residential Tenant Protections



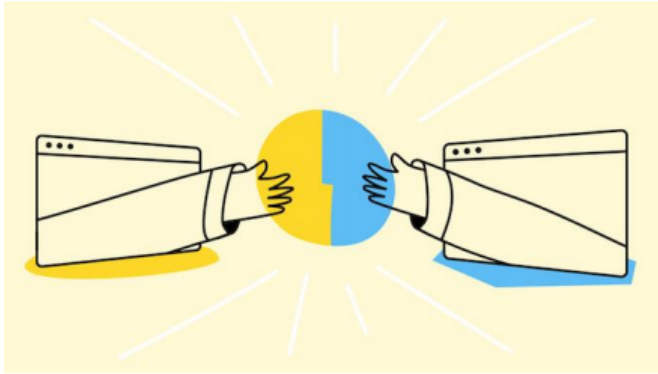
LACAHS

OCTOBER 2023

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RECOMMENDATIONS IN WAYS LACAHSa MAY ASSIST



- Assist cities with mobile home compliance.
- Assist in Providing further legal resources to low-income households.
- Possible mediation assistance. Sometimes all that is needed is mediation between landlords and tenants.
- Assist in finding resources for homeless prevention programs.



**Los Angeles County
Affordable Housing
Solutions Agency**



LACAHSa

MAY 2024

Presentation by LACAHSAs Housing Experts

Members Alan Greenlee, Zerita Jones, Almas Sayeed, and Jonathan Jager

Protections



Short Term

- Templates for “tenant protection” ordinances
- Provide technical assistance to cities that may need additional support to develop and implement tenant protections
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- Develop a regional emergency rental assistance program based off of the State’s ERAP and lessons learned.

Long Term

- Establish a regional network of uniform tenant protection services such as legal services, emergency rental assistance, and income support.
- Create an income support program for vulnerable LA County residents such as seniors and people with disabilities.



LACAHS

EMERGING POLICY FRAMEWORK

**TENANT AND SMALL LANDLORD
PROTECTIONS**

APPENDIX II

LEGISLATIVE STRUCTURE

LEGISLATIVE STRUCTURE

TENANT AND SMALL LANDLORD PROTECTIONS

Please also see County Counsel presentation of SB 679, available at:
<https://file.lacounty.gov/SDSInter/bos/supdocs/181597.pdf>

COORDINATING + SCALING PROTECTIONS

Purpose:

To increase the supply of affordable housing in Los Angeles County by providing for **significantly enhanced funding and technical assistance at a regional level for renter protections**, affordable housing preservation, and new affordable housing production.

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COORDINATING + SCALING PROTECTIONS

Key Agency Actions:

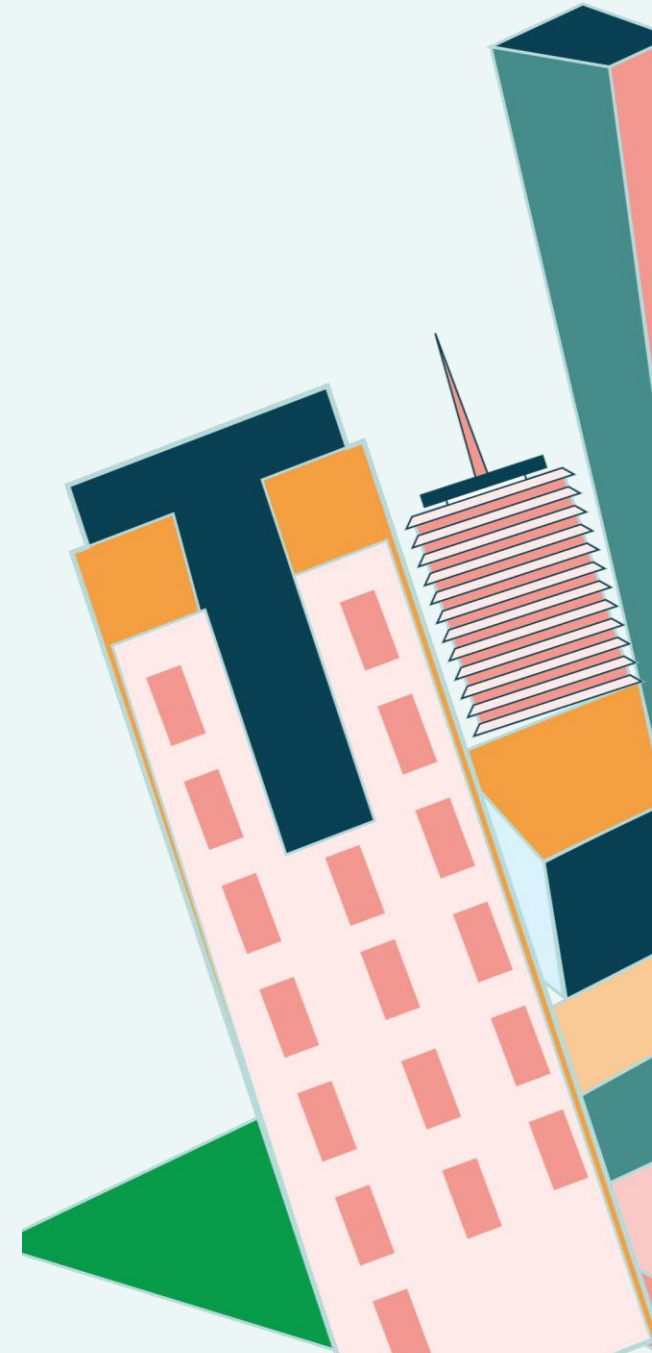
- **Supplement resources** and technical assistance at a regional scale
- **Provide staff support** to local jurisdictions to expedite the preservation of housing
- **Fund renter programs and services**, such as emergency rental assistance and access to counsel

Funding Allocations:

- Minimum **30% of agency revenue** generated must be spent on countywide **renter protection + support programs**
- Minimum **40%** must be spent on affordable housing creation, preservation, and ownership
- Minimum **5%** must be spent on **technical assistance, research, and policy development**

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LACAHSA TOTAL ANNUAL PROGRAMMATIC BUDGET*



SB 679 OVERVIEW

PROTECTIONS ELIGIBLE USES

Gov Code Title 6.9 LACAHSa Part 2.
[Chapter 3 Expenditures 64830\(d\)\(2\)\(A-C\)](#)

Eligible Uses for Countywide renter protections + support programs, **include but are not limited to:**

- Rental assistance (6 months max) paired with supportive services
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Rental Assistance Funding is subject to the following conditions:

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SB 679 OVERVIEW

PROTECTIONS ELIGIBLE POPULATIONS

These programs include any effort that helps renters of lower income households, as defined in [Section 50079.5 of the Health and Safety Code](#)

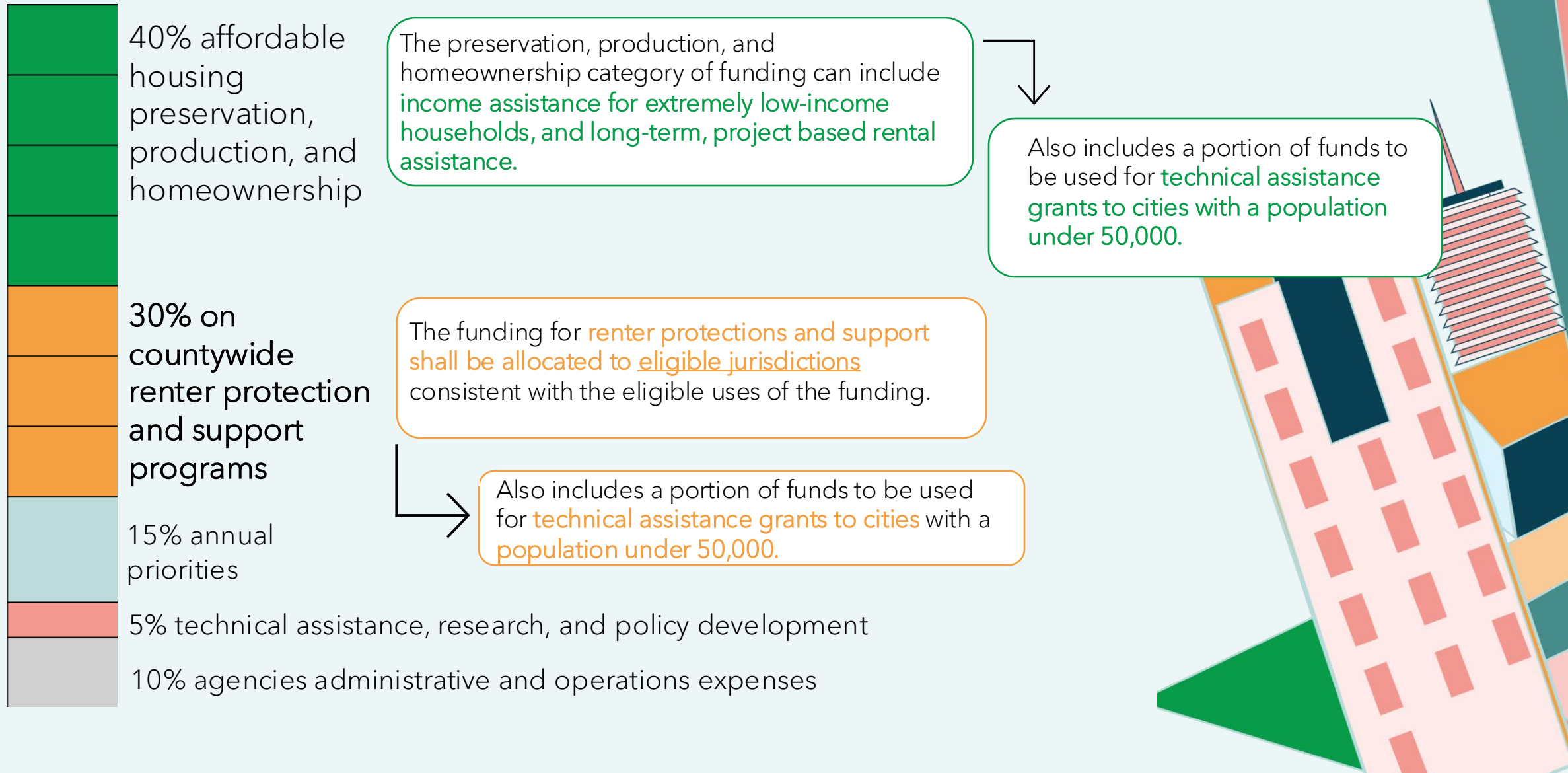
“Lower income households” means persons and families whose income pursuant to **Section 8** of the United States Housing Act of 1937.

- “Lower income households” includes **very low income households**, as defined in Section 50105, and **extremely low income households**, as defined in Section 50106.
- As used in this section, “area median income” means the median family income of a geographic area of the state.



LACAHSA TOTAL ANNUAL PROGRAMMATIC BUDGET* **GEOGRAPHIC DISTRIBUTION**

Gov Code Title 6.9 LACAHSA Part 2. [Chapter 3 Expenditures](#)
[64830.5\(a\)\(2A-2B\)](#)
See Appendix II for more details



SB 679 OVERVIEW

ELIGIBLE JURISDICTION EXPENDITURES

Title 619 LACAHSa Gov. Code §§ 64830.5(a)

The City of Long Beach, City of Los Angeles, City of Glendale, City of Santa Clarita, and Unincorporated areas of LA County, and the Council of Governments in LA County **are considered eligible jurisdictions** for LACAHSa funds.

The following factors shall be considered for at-large funding allocations:

- (1) Whether the allocation affirmatively furthers fair housing.
- (2) The allocation's effect on displacement indicators.
- (3) The allocation's effect on rent-burdened populations.
- (4) Whether the allocation serves populations with disabilities.

SB 679 OVERVIEW

GOVERNMENT CODE: TITLE 6.9



TITLE 6.9. Los Angeles County Affordable Housing Solutions Agency [64700 - 64832]



LACAHS

EMERGING POLICY FRAMEWORK

**TENANT AND SMALL LANDLORD
PROTECTIONS**

APPENDIX III

STRATEGIES + CASE STUDIES

STRATEGIES TO PROTECT TENANTS AND PREVENT RESIDENTIAL DISPLACEMENT



Homeownership

Downpayment Assistance Programs

Property Donations

Homeownership Education and Financial Literacy Training

Rental Equity / Dividend Housing Strategies / Rent-to-Own



Anti-Speculation

"Just cause" eviction policies

Anti-rent gouging policies

Increased Public + Nonprofit Owned Housing

Short-Term Rental Regulation



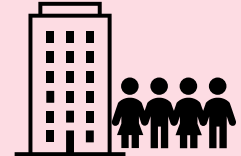
Climate Resiliency

Hazard Mapping

Land Use and Building Practices

Enhance Natural Systems

Affordable Insurance



Community Ownership

Community Land Trusts (CLTs)

Tenant Opportunity to Purchase Act (TOPA)

Community Opportunity to Purchase Act (COPA)

Publicly-owned Land

ANTI-SPECULATION STRATEGIES

MITIGATING THE EFFECTS OF CORPORATE OWNERSHIP



Credit: [HubSpot](#)

Mitigating the Effects of Corporate Ownership

Example Strategies

- Imposing tax disclosure requirements for business entities investing in land in order to increase transparency
- Requiring the disclosure of beneficial ownership of all property-owning investment vehicles
- Creating a property registry to deepen local understanding of corporate ownership

Benefits

- Increases transparency and institutional capacity to pursue cases against landlords with predatory behavior
- Creates opportunities for community ownership

Challenges

- Progressive policymaking and taxation will require political will

ANTI-SPECULATION STRATEGIES

SHORT-TERM RENTAL REGULATION



Credit: [NBC](#)

Short-term Rental Regulation

Example Strategies

- Require a license or permit
- Require payment of rental or business taxes
- Cap the number of licenses in an area by # of licenser by owner, or % of city's or a community's housing stock

Benefits

- Helps prevent the wholesale conversion of homes into rental properties
- Increases transparency by requirement permits
- Potential revenue source for affordable housing

Challenges

- Progressive policymaking and taxation will require political will

FAIR HOUSING STRATEGIES

LEGAL SERVICES/RIGHT TO COUNSEL



Source: [New York Times](#)

Legal Services	
Example Strategies	<ul style="list-style-type: none">• Discrimination enforcement• Landlord/tenant counseling and mediation• Tenant legal services• Case Management Services
Benefits	<ul style="list-style-type: none">• Provides access to legal representation, means-tested or guaranteed right• Addresses historic power imbalance between landlords and tenants• Legal services programs prevent evictions
Challenges	<ul style="list-style-type: none">• The eviction process can be lengthy, potentially affecting one's ability to afford legal aid through completion• Residents may not be aware of their rights, potentially worsening their outcomes in the absence of legal counsel



LOS ANGELES COUNTY RENT RELIEF PROGRAM

This Program is now closed. Applications are no longer being accepted. You may sign into the application portal to check the status of your application.

» CHECK YOUR APPLICATION STATUS

Both Landlords and Tenants are welcome to submit their information in case additional resources for rental debt assistance become available.

» SUBMIT CONTACT INFORMATION

CASE STUDY

Emergency Rental Assistance Program (ERAP) | NOW CLOSED

Covid1- Rent Relief Program | Landlords were reimbursed for 100% of a renter's unpaid rent but had to apply for rental assistance before starting an eviction process.

[Data Dashboard](#) (LA County)

240,196 Household Applications


198,135 Households served

\$2.734 MM total funds paid in LA County

\$12,582 Average Assistance

(as of 10/1/2024)

Stay Housed L.A. County



**Owe
Rent?
Eviction
Notice?**



CASE STUDY

Stay Housed Los Angeles

- [Stay Housed LA](#) is a partnership between the City of Los Angeles, Los Angeles County, and local community and legal service providers.
- Legal defense services and tenant education are essential components of the services the program provides to eligible tenants facing eviction.
- Aims to ensure tenants know their rights and resources available to them, particularly when they are dealing with landlords and issues like safety and health violations, illegal evictions, discrimination, and denial of essential services that can lead to displacement.
- Impact: Stay Housed L.A. partners have provided 27,000 tenants with legal services; hosted 1,490 educational events (workshops and clinics); and reached 2,081,000 tenants with Know Your Rights information.
- The program has expanded, but all services are only offered in priority zip codes and are not available throughout LA County. Due to funding limitations.
- See also <https://file.lacounty.gov/SDSInter/bos/supdocs/183396.pdf>

We should fund teams to support households in affordable and supportive housing who face eviction to help stabilize them, support them, and pay back rent to avoid eviction.

Molly Rysman
Chief Program Officer, Los Angeles Homeless Services Authority

ULA and LACASHA create an opportunity to create legal documents that reflect the Vienna model of long-term affordability and resident stability.

Oscar Monge
Associate Director and Board President, T.R.U.S.T. South LA and CA Community Land Trust Network.

We would benefit from the level of tenant protections and contracts that they have. The fact that there's an entity to review contracts to make sure that everything is legal, and that if there is something that they find there are penalties...

Zerita Jones
Board Vice Chairperson, Liberty CLT

CASE STUDY

Vienna's Multi-faceted and Multi-Agency Approach

- Tenant protections are offered to most renters in Vienna, and evictions only take place after all municipal defense efforts have been enacted and residents cannot be reached.
- A well-staffed city agency, *Wohnservice*, enforces tenant protections and serves as a powerful bulwark against maximizing profit from owning market-rate rental housing.
 - Beyond *Wohnservice*, city staff help place people in affordable housing, foster neighborhood engagement, and provide conflict resolution facilitation between neighbors.
 - The Austrian Chamber of Labor, a federal agency that represents all workers, provides consultations to support workers housing rights.
- Private Sector + Limited Profit tenants receive benefits to prevent tenants from losing their homes.
- Municipal Housing Tenants receive case management support through every step to avoid emotional/physical distress for the tenant and savings on eviction costs for the city, avoiding 90% of all cases handled.
- Anti-eviction counseling services are provided to all tenants (private or social housing tenants) to de-escalate disputes between tenants and landlords.
- Free legal counseling and representation is provided for low-income households, sustained by a requirement that all lawyers must represent lower-income households in court for eviction cases and other legal matters.
- Short-term subsidies and rent supports are provided to tenants, and tenants are supported to apply for municipal housing if cheaper rent would allow more housing stability.



JUDICIAL COUNCIL
OF CALIFORNIA
455 Golden Gate Avenue
San Francisco, CA
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www.courts.ca.gov

FACT SHEET

September 2023

Sargent Shriver Civil Counsel Program

The Sargent Shriver Civil Counsel Act (Assem. Bill 590 [Feuer]; Stats. 2009, ch. 457) provides that commencing in fiscal year 2011-2012, one or more pilot projects selected by the Judicial Council will be funded to provide legal representation to low-income Californians on critical legal issues affecting basic human needs. The pilot projects are operated by qualified legal services providers working in collaboration with their local superior courts.

Pilot Project Overview

The purpose of the pilot projects is to improve timely and effective access to justice in civil cases and thereby avoid undue risk of erroneous court decisions resulting from the nature and complexity of the law or the disparities between parties in legal representation, education, sophistication, and language proficiency, and access to self-help or alternative dispute resolution services.

Pilot projects are partnerships between lead legal services agencies and local superior courts and offer a variety of legal representation and assistance to low-income Californians, regardless of their citizenship status, who are at or below 200 percent of the federal poverty level, in one or more of the following areas:

- Housing-related matters;
- Domestic violence and civil harassment restraining orders;
- Elder abuse;
- Guardianship of the person;
- Probate conservatorship; or
- Child custody actions by a parent seeking sole legal or physical custody of a child, particularly where the opposing side is represented.

The purpose of these services is to ensure that unrepresented parties have meaningful legal access, to guard against the involuntary waiver of rights or the disposition of cases by default, and to encourage fair and expeditious voluntary

CASE STUDY

The Shriver Project

- Established by AB 590 in 2009 as a pilot project.
- Provided legal services through partnerships between legal services nonprofit, court, and other legal service providers.
- Available to individuals at or below 200% federal poverty level.
- Reduced unlawful retainer defaults, increased settlements and decreased trials, protected credit
- Only 3% of households were evicted.
- As of August 2021, total for all projects is over \$12 million per year.
- Program is funded by a special \$25 supplemental filing fee on certain post-judgment motions.