

This report is required as outlined in Denver’s Revised Municipal Code, [Chapter 27, Article IX](#). The executive director of the Department of Housing Stability (HOST) shall submit an annual report to City Council fifteen (15) months following the execution of contracts funded under section 27-213 that will be used to assess the program and access to legal representation under this article. The annual report shall include information from the prior year regarding:

- (a) Number of covered individuals¹ served or denied services;
- (b) Description of legal representation performed and cost per case;
- (c) Income levels of covered individuals served and covered individuals who were denied service for income qualification;
- (d) Information that was voluntarily disclosed concerning demographics of individuals served; and,
- (e) Case disposition or outcome data.

The following data summary is inclusive of the four HOST contractors’ data collection for the Tenant Legal Services contracts for 2023 (Colorado Legal Services, Colorado Poverty Law Project, Colorado Affordable Legal Services, Community Economic Defense Project).

I. Ordinance Required Reporting:

A: Number of Covered Individuals Served: 2,835

B: Cost Per Case and Description of Legal Services:

i. Cost Per Case²: \$609.42

ii. Description of Legal Services

Full Representation: ³

If it is determined that full representation is needed, the contractor is responsible for overseeing activities such as legal research, document filings, and court appearances. Full representation includes, but is not limited to:

- Performing relevant legal research and discovering facts of the opposing party
- Advising the client and drafting correspondence and documents
- Ensuring the correct forms, pleadings, and other documents are completed and filed on time
- Negotiating on client’s behalf with opposing counsel or landlord
- Navigating the court processes like entering evidence, questioning witnesses, and making objections

Limited Representation:⁴

Limited representation works best for cases that are not technical or complex or do not require a court appearance. Limited scope representation is when an attorney provides short-term limited legal services to a client without expectation by either the lawyer or the client that the lawyer will provide continuing representation in the matter, primarily provide assistance/recommendations with settlements or negotiations. Limited representation includes, but is not limited to, the following activities:

- All activities included in Colorado Rules of County Court Civil Procedure Rule 311 Signing of Pleadings
- Provide legal advice and guidance on eviction process
- Support with completion/correction of documents

¹ **Covered Individuals:** an individual seeking access to legal services who occupies for remuneration a building, structure, or dwelling unit as set forth in the Denver Zoning Code, including those owned, operated, or managed by the Denver Housing Authority, and whose income is equal to or less than eighty (80) percent of the area median income as defined in [27-103](#), D.R.M.C.

² **Cost Per Case:** Cost per case is calculated by dividing the number of individuals served (2,835) by the annual amount spent (\$1,727,710.40) across all 4 contracts.

³ Summarized from [Chapter 25 - The Colorado Rules of County Court Civil Procedure](#)

⁴ Summarized from [Chapter 25 - The Colorado Rules of County Court Civil Procedure](#)

- Advise on next steps during an eviction
- Review documents provided by the court or plaintiff to the defendant

C: Income Levels of Covered Individuals:

Income Levels of Covered Individuals		
< 30% AMI	2042	72%
31% - 50% AMI	520	18%
51% - 80% AMI	273	10%

D: Voluntarily Disclosed Demographics:

Race	#	%
American Indian / Alaska Native	64	2%
Asian	47	2%
Black or African American	953	34%
Other/Multi-Racial ⁶	418	15%
Native Hawaiian or Other Pacific Islander	40	1%
Two or More Races	46	2%
White	1267	45%

Ethnicity	#	%
Hispanic/Latino	879	31%
Non-Hispanic/ Non-Latino ⁵	1956	69%
Additional Demographics		
Female-Headed Household	1416	50%
Households with a Person with Disability	851	30%
Households in Subsidized Housing	350	12%
Households with a Person over age 62	622	22%

E: Case Disposition/Outcome Data:

Case disposition/outcome data is reported by contractors as one of four categories: formally evicted; left home- no eviction on record; remained in home; or other. Due to the eviction timeline, attorneys are often unable to collect outcome information when limited representation is offered unless clients prioritize communication after a case has been completed. Therefore, a high percentage (~55%) of outcome data is listed as other.

Case Disposition/Outcome	#	%
Formally Evicted	79	3%
Left Home- No Eviction On Record	228	8%
Remained In Home	964	34%
Other	1564	55%

Individuals Served or Denied	
Full Representation	612 (22%)
Limited Representation	2223 (78%)
Denials	15 (<1%)
Total Served	2835

In 2023, HOST requested contractors provide additional outcome data for individuals listed in the “other” category when possible. Of the 1,564 listed as “other”, 1,471 (or 94%) had an additional outcome tracked in 2023. The most common additional outcomes were:

- Denver Clinic Attendee/Answer Filed Only (23%)
- Case Ongoing (5%)
- Case Dismissed/Judgement Vacated (4%)
- Judgement Stipulation (2%)

⁵ Includes individuals who declined to answer regarding their race

⁶ Includes individuals who declined to answer regarding their ethnicity

These four additional case dispositions represent 645 of the 1,471 ‘Other’ outcomes. Other outcomes included cases exploring warranty of habitability violations, technical assistance or housing navigation referrals and unknown outcomes. This pilot year of collecting additional outcome information will help HOST to further improve outcome collection to minimize gaps in future years.

II. Additional Contextual Information:

A partnership with the Denver County Court data team provided HOST with additional data points not required in the ordinance that provide additional information on the impact of this resource to residents facing eviction. Eviction filings were up approximately 45% from 2022 to 2023, from 8,863 filings in 2022 to 12,910 filings in 2023. The individuals served with full or limited legal representation was up 84% from 1,544 in 2022 to 2,835 in 2023.

One of the most significant changes to eviction legal defense contracts in 2023 was the expanded presence of contractors on site at the City and County building where eviction court is held. Having free legal assistance available for those who qualify onsite near the eviction court helped the city to expand access to legal resources for residents facing eviction. In addition to the increase in individuals served, the court data analysts provided additional metrics in the chart below. Eviction filings increased in 2023 and this was accompanied by increases in answers⁷ and stipulations⁸ filed and a reduction in the number and overall percentage of cases with no response to the court.

Description	Number of FED filings	Number of Answers Filed	Number of Stipulations filed	Number Cases with No Answer filed by Return Date
2022 total #	8863	1914	1320	4181
2022 total %	100%	22%	15%	47%
2023 total #	12310	3666	2490	5423
2023 total %	100%	30%	20%	44%
# Difference	4031	1752	1170	1242
% Difference	45%	8%	5%	-3%

Source: Denver County Court

In addition, a recent [Denver Post article](#) also found that “Despite the surge in eviction filings in 2023, county court officials say they found the share of cases in which a writ was issued — allowing landlords to request a sheriff’s deputy to oversee an eviction — was lower than in any of the prior four years. Officials view that as an indication that early intervention and new resources were helping keep people in their homes.” Additionally, *The Colorado Sun* also recently published [this op-ed](#) which found “...the vast majority of evictions filed, 75% from 2001 to 2017, resulted in a ‘judgment for possession,’ an eviction order from a judge. In stark contrast, according to data provided by the Denver County Court, 2023 saw a ‘judgment for possession’ ordered in only 31% of evictions filed. This is a remarkable decrease. In only five years, Denver has seen the rate of evictions ordered effectively cut by more than half.”

⁷ An **Answer** is a written response that a tenant may file with the court in response to a landlord’s “Complaint” asking for an eviction in court. An answer typically explains why a tenant has a right to remain in the rental unit and if the tenant has a counterclaim against the landlord. If a tenant does not file an answer, a court may enter a default judgment against the tenant.

⁸ A **Stipulation Agreement** is a legally binding contract between the tenant and the landlord.