



LOS ANGELES COUNTY

CONSUMER & BUSINESS AFFAIRS

Board of Supervisors

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First District

Holly J. Mitchell
Second District

Lindsey P. Horvath
Third District

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Kathryn Barger
Fifth District

April 3, 2026

To: Supervisor Hilda L. Solis, Chair
Supervisor Holly J. Mitchell
Supervisor Lindsey P. Horvath
Supervisor Janice Hahn
Supervisor Kathryn Barger

Director

Rafael Carbajal

From: Rafael Carbajal
Director

Chief of Staff

Joel Ayala

ANNUAL PROGRESS REPORT ON IMPLEMENTATION OF A LOS ANGELES COUNTY EXPANDED EVICTION DEFENSE PROGRAM (ITEM NO. 11, AGENDA OF SEPTEMBER 10, 2019)

On September 10, 2019, the Los Angeles County Board of Supervisors (Board) directed the Department of Consumer and Business Affairs (DCBA) to report back—on a bi-annual basis for the first two years of program implementation, and every year thereafter—on the progress of implementing the Los Angeles County (County) expanded eviction defense program, now known as Stay Housed L.A. (SHLA) and was formally launched on September 15, 2020. SHLA provides low-income tenants living in the County with free limited and full-scope legal representation, short-term rental assistance, and other complementary services to stabilize their housing while facing potential eviction and/or homelessness due to financial hardship.

On January 1, 2025, in furtherance of the expansion of its eviction defense program, the County began implementation of its Tenant Right to Counsel Ordinance¹ (TRTC) under the SHLA programmatic umbrella, which provides qualifying low-income tenants that reside in the unincorporated areas of the County with access to free legal representation in eviction proceedings.

This annual report for Calendar Year 2025 (CY 2025) summarizes the County's progress in executing the SHLA and RTC program to date, including:

¹https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TI18COPRBUWARE_DIV3HO_CH8.60TERICO



- Key program highlights and milestones;
- Performance metrics and data reporting;
- Updates on the implementation and expansion of SHLA and TRTC; and
- Next steps.

KEY PROGRAM HIGHLIGHTS & MILESTONES

Since submission of the last annual progress report,² the following is a list of key funding and programmatic highlights and milestones achieved for Stay Housed L.A. during CY 2025:

Date	Description
January 1, 2025	Formal launch of the County's TRTC program under the SHLA programmatic and branding platform.
January 20, 2025	DCBA and Street Level Strategy (SLS), a public affairs firm, launched a County Tenant Right to Counsel Ordinance public awareness campaign to inform landlords and tenants living in the unincorporated areas of the County's new program, effective January 2025. The campaign included a media advisory on the new TRTC program, targeted in-person community canvassing, bilingual radio ads, social media postings, and bus ads on public transportation routes in the unincorporated areas of the County.
March 12, 2025	DCBA developed "Staying Housed; A Strategic Blueprint for Strengthening and Retaining Los Angeles County's Eviction Defense Attorney Workforce", in partnership with its consultant Arroyo West, which is a report on how the County and its SHLA partners can develop and implement strategies for recruiting and retaining legal aid attorneys with the goal of expanding the capacity of the SHLA program over the course of the next five years.
April 23, 2025	DCBA presented on SHLA to the South Bay Cities Council of Governments (South Bay COG) and Gateway Cities Council of Governments (Gateway Cities COG) to explore a potential partnership. The South Bay and Gateway Cities COGs are designated as Eligible Jurisdictions under the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) and will be receiving funds under the Renter Protection and Homelessness Prevention (RPHP) program, which will be a key funding source for the SHLA program in the future.
April 24, 2025	Provided input on the "Report on Creation of Framework for Los Angeles County Affordable Housing Solutions Agency Unincorporated Funds Allocation," which recommended that the LACAHSAs funds for tenant protection programs for Unincorporated Areas be administered by DCBA through its SHLA and TRTC programs.
June 6, 2025	The Legal Aid Foundation of Los Angeles (LAFLA) shared with the

²https://file.lacounty.gov/SDSInter/bos/bc/1181442_2025-04-07AnnualProgressReportonExpandedEvictionDefenseProgram_rc.pdf

	County a report titled, <i>"The Estimated Incremental and Total Cost to Fully Implement the Full Scope Legal Representation Component of an Eviction Right to Counsel in Los Angeles County,"</i> prepared by Stout Risius Ross, which projects the growing demand and cost for eviction defense attorneys and informs the capacity needed to fully implement the County's TRTC program and achieve universal access to legal representation countywide.
June 20, 2025	DCBA and SHLA jointly submitted feedback on LACAHSAs RPHP Draft Transitional Program Guidelines.
July 17, 2025	DCBA conducted a follow-up presentation to the Gateway Cities COG on a partnership to implement SHLA in their jurisdictions using LACAHSAs RPHP funds.
August 8, 2025	DCBA began meeting with LACAHSAs leadership staff on a bi-weekly basis to build a partnership, coordinate funding, and provide feedback on implementation of RPHP Transitional Program Guidelines, which would govern the implementation of SHLA services funded through this source in the future.
August 15, 2025	DCBA was awarded \$38.11 million for three years from Justice Care Opportunities Department's (JCOD) Care First Community Investment program (CFCI). CFCI funds will be used to support legal services and outreach activities under the SHLA program.
September 17, 2025	DCBA was awarded \$2 million from LACAHSAs in one-time RPHP funding from the LACAHSAs Board approved Fiscal Year (FY) 2025-26 RPHP budget to support SHLA legal services in LA County.
October 16, 2026	DCBA joined a series of design process meetings to provide input as an Eligible Jurisdiction on LACAHSAs RPHP Integrated Service Model, which will be the key entry vehicle for County residents seeking services funded by LACAHSAs to prevent eviction and potential homelessness.
November 1, 2025	DCBA and SHLA began utilizing LA Care and HealthNet funds, which will support the delivery of legal services and serve as a vital supplement to program funding as American Rescue Plan Act (ARP) funds sunset and as the program transitions onto new funding sources.
November 12, 2025	DCBA presented on SHLA to Culver City, part of the West Side Council of Governments (West Side COG), and explored potential partnership opportunities for their allocation of RPHP funding through the West Side COG.
December 22, 2025	DCBA applied for and was awarded \$1.23 million in LACAHSAs Emergency Rental and Flexible Financial Assistance funds, which will be used to support the SHLA program in the incorporated cities of the County.
January 7, 2026	The City of Long Beach allocated an additional \$1.4 million in LACAHSAs RPHP funds to continue the provision of education, outreach and legal services offered via SHLA to Long Beach tenants.
February 3, 2026	SHLA partners began implementation of a new Customer Relationship Management (CRM) system that creates the ability to better understand the relationship between outreach and education with legal services. This will produce more robust program data in 2026.

PERFORMANCE METRICS AND DATA REPORTING

SHLA has achieved the following key, aggregated program metrics for implementation of TRTC in the unincorporated areas of the County and delivery of eviction defense services in incorporated cities covered by the County from January 2025 through December 2025:

Outreach and Education—a count of individuals, tenants, and households engaged through the various outreach channels and educational events:

- Approximately **190,000** distinct users visited the SHLA website
- **21,052** tenants were reached via text³
- **12,670** tenants were reached via call⁴
- **56,647** tenants reached through in-person⁵ outreach activities
- **24,679** households provided with tenant navigation services
- **2,879** households attended one of the **270**⁶ “Know Your Rights” workshops, webinars, and clinics hosted by SHLA

Limited and Full Scope Legal Representation—total number of tenant households provided with legal services, broken down by scope of assistance:

- **3,828** tenant households provided with limited legal services and assessments⁷
- **1,511** tenant households provided with full-scope legal representation⁸

Full Scope Case Outcome Data—outcome data provides an overview of the results of closed full scope cases:

- **652** tenants stayed in their homes
- **697** tenants negotiated a moveout/soft landing
- **17** tenants had representation end

³Text data tracking methodology has been revised from years past and now more accurately reflects outreach activities.

⁴Call data tracking methodology has been revised from years past and now more accurately reflects outreach activities.

⁵In-person outreach consists of canvassing in neighborhoods and apartment buildings, and in-person workshops, clinics, presentations, and townhalls.

⁶This metric is an aggregate number consisting of the total number of workshops funded by ARP, and City of Long Beach dollars. As mentioned in previous bi-annual reports, City of Long Beach allocated additional funding to Stay Housed LA. County for specialized eviction defense services to Long Beach residents.

⁷This metric is an aggregate number consisting of the total number of cases opened in calendar 2025 that received a legal consultation or other related legal support, funded by ARP, ERAP, LA CARE HHIP, PLHA, and City of Long Beach funds.

⁸This metric is an aggregate number consisting of the total number of legal representation cases funded by ARP, ERAP, LA CARE HHIP, and PLHA, City of Long Beach funds

- **29** tenants lost in court
- **14** tenants had cases closed for other/unknown reasons

Direct Financial Assistance—the aggregate amount of assistance provided to tenants in need of direct financial assistance and the total number of households helped:

- **\$1,999,834** in short term rental assistance disbursed to **163** tenant households that received⁹ legal assistance through SHLA for an unlawful detainer proceeding or pre-unlawful detainer negotiated settlement
- The Average Rental Assistance disbursement per household was **\$12,269**

Appendix A to this report includes snapshots of current data dashboards that highlight some of the metrics above and provide supplemental data that include historical data on legal cases since May of 2022, demographic information for households receiving legal services, legal services by Supervisorial District, outcome data for full scope legal cases, and short-term rental assistance data broken down by Supervisorial District.

Tenant Right to Counsel Implementation Data

The data below highlights the key metrics for the first full year of implementation of the TRTC in the unincorporated areas of the County in 2025.¹⁰

Outreach and Education:

- **21,408** tenants reached through in-person outreach activities
- **4,828** tenants were reached via text
- **2,680** tenants were reached via call
- **2,663** households provided with tenant navigation services

Limited and Full Scope Legal Representation:

- **730** tenant households provided with limited legal services and assessments
- **500** tenant households provided with full-scope legal representation

Full Scope Case Outcome Data:

- **269** tenants stayed in their homes
- **177** tenants negotiated a moveout/soft landing
- **5** tenants had representation end

⁹Rental assistance provided through the Stay Housed L.A. County program is reserved for income eligible households that need financial assistance to prevent or settle or resolve a pending unlawful detainer case.

¹⁰Some SHLA countywide statistics are not trackable by unincorporated geography at this time. DCBA will continue to implement comprehensive reporting for all TRTC data to the extent practicable.

- 7 tenants lost in court
- 4 tenants had cases closed for other/unknown reasons

Direct Financial Assistance:

- **\$645,791** in short term rental assistance disbursed to **57** tenant households that received¹¹ legal assistance through SHLA for an unlawful detainer proceeding or pre-unlawful detainer negotiated settlement
- The Average Rental Assistance disbursement per household was **\$11,330**

Appendix B to this report includes snapshots of current data dashboards that highlight some of the metrics above and provide supplemental data that include historical data on legal cases since January of 2025, demographic information for households receiving legal services, legal services by Supervisorial District, outcome data for full scope legal cases, and short-term rental assistance data broken down by Supervisorial District.

STAY HOUSED L.A. AND TENANT RIGHT TO COUNSEL PROGRAM IMPLEMENTATION UPDATES

On July 23, 2024, your Board formally approved the adoption of the County Tenant Right to Counsel Ordinance—as recommended via DCBA’s May 10, 2024 Report Back¹² and as jointly presented by DCBA and County Counsel to your Board on July 16, 2024—which codified a TRTC Program that would offer free legal representation to low-income tenants living in unincorporated areas of the County. This program, which was officially launched on January 1, 2025, is being implemented via the County’s existing SHLA service delivery and branding platform.

As outlined in DCBA’s May 10, 2024 Report Back, DCBA is working with its service delivery partners to phase in and expand implementation of SHLA/TRTC and a Universal Access to Legal Representation Program for eviction defense services in the County—with FY 2032-33 target year for implementation across the entire County—beginning with a focus on certain high need ZIP codes in incorporated cities. During 2025, DCBA undertook several activities to implement the TRTC Program:

1. Onboarded one additional community-based organization (CBO) partner, Korean Immigrant Workers Alliance, in an area of the County that currently lacks the presence of strong tenant-oriented organizations that conduct outreach and education—with a particular emphasis on serving Supervisorial District 2.

¹¹Rental assistance provided through the Stay Housed L.A. County program is reserved for income eligible households that need financial assistance to prevent or settle or resolve a pending unlawful detainer case.

¹²https://file.lacounty.gov/SDSInter/bos/bc/1160529_2024-05-

[10ReportonEstablishingRighttoCounselandSustainablyExpandingEvictionDefenseServices_rc.pdf](#)

2. Through a contract with consultant Arroyo West, completed a report entitled: *“Staying Housed; A Strategic Blueprint for Strengthening and Retaining Los Angeles County’s Eviction Defense Attorney Workforce,”* which provides recommendations for the recruitment and retention of legal aid attorneys to support the ongoing growth of the SHLA/TRTC program.
3. In partnership with SLS, launched a TRTC public awareness and outreach campaign to complement planned TRTC outreach to be conducted by SHLA partners at the launch of the TRTC Program. SHLA partners focused on in-person outreach and tenant navigation services in the unincorporated areas of the County.
4. Used a combination of local demographic data from the U.S. Census and County Unlawful Detainer (UD) data to identify areas of need as well as gauge the program’s ability to grow and respond to the overall quantity of UD’s being filed in the County.

TRTC Administrative Restructuring

In prior years, the SHLA program operated under a single contract in which one contracted agency was responsible for oversight of all the sub-contractors and services. This contracting structure has been revised into a new framework, in which key programmatic areas now have a unique contract lead, with subcontractors brought on as needed. Key program areas include legal services, outreach and education, and rental assistance. This framework will allow for greater oversight in all areas of program implementation. Additionally, DCBA worked extensively with the Liberty Hill Foundation and the SHLA outreach lead, to shift all CBOs from a deliverables-based model to a staffing model. This approach is expected to be cost-effective and supportive of long-term growth of the program.

TRTC Outreach & Education

In 2026, SHLA deepened tenant navigation and directed tenant outreach to unincorporated areas, to support TRTC implementation. SHLA and its partners continued to utilize virtual outreach as a tool in reaching tenants throughout the county. However, in-person outreach is relied upon more heavily as it allows for a deeper level of engagement and connects CBOs with tenants based on geographic need in unincorporated areas. This approach generates more immediate engagement and allows CBOs to fully utilize the knowledge of the community and tailor to its needs. The CBOs continued to prioritize providing resources, services and education to tenants in the unincorporated areas, which include navigating related ordinances, clarifying TRTC rights and resources, and answering other eligibility questions. Additionally, in late 2025, DCBA began sharing Notice of Termination data to SHLA outreach providers on a regular basis, to allow for additional targeting and deepened outreach to areas with a high level of filings.

TRTC Data Tracking

Throughout 2025, several changes to the SHLA/TRTC data dashboards have been developed to assist in the overall tracking and reporting processes of the program. DCBA worked with partners to add new functions to make the distillation of data for important geographic areas easier and remove unnecessary or obsolete data points. The outreach and education data dashboard was revamped and updated to a new and improved format through the Tableau software platform. In addition, SHLA is revamping its general data collection and reporting structure to ensure the ability to comply with the reporting needs of new funders including LACAHSAs and CFCI. In 2026, SHLA/RTC data dashboards will add new features, such as incorporating new geographic filters for Service Planning Areas, and the ability to generate new outcome reports with various geographic filters and multiple fund sources to facilitate more streamlined reporting of outcomes for external funding entities and special reporting areas.

TOWARDS A SUSTAINABLE STAY HOUSED LA AND TENANT RIGHT TO COUNSEL PROGRAM

DCBA is well situated to continue to successfully implement the SHLA/TRTC program through FY 2026-27, with the benefit of a variety of new funding sources. DCBA is actively working with the Chief Executive Office (CEO) to approve a \$9.3 million FY 2026-27 budget request for ongoing funding for SHLA to fully meet the program's \$22 million annual budget need during the following fiscal year. As part of DCBA's broader funding strategy for SHLA and RTC, it is utilizing a mix of County and external funding sources to fully fund the program in the current and in future fiscal years.

LACAHSAs RPHP Funding

On April 24, 2025, the Chief Executive Office Homelessness Initiative (CEO-HI), in collaboration with DCBA and the Los Angeles County Development Authority (LACDA), submitted to your Board a consolidated report back¹³ on a recommended funding framework for approximately \$14 million in LACAHSAs Production, Preservation, and Ownership (PPO) and \$5.7 million in LACAHSAs Renter Protection and Homelessness Prevention (RPHP) allocations that would be utilized by LACDA and DCBA, respectively, to implement affordable housing development and renter protection activities and programs in the unincorporated areas of the County. As a follow-up to this CEO-HI report, your Board approved a motion¹⁴ on September 30, 2025, directing CEO to work with LACDA, DCBA, the Department of Homeless Services and Housing (HSH), and CEO-HI to develop: (1) a strategic plan for the implementation of the LACAHSAs PPO and RPHP unincorporated area allocations with two-year and four-year timelines; and (2) an analysis

¹³https://file.lacounty.gov/SDSInter/bos/bc/1182584_CreationofFrameworkforLACAHSAsUnincorporatedFundsAllocation-SIGNEDBOARDMEMO.pdf

¹⁴<https://file.lacounty.gov/SDSInter/bos/supdocs/207891.pdf>

for formula options and recommendations for the allocation of the LACAHSAs funding. In response to the September 30, 2025 motion, CEO submitted a report back¹⁵ on December 1, 2025 outlining formula option recommendations for the allocation of LACAHSAs funds in the unincorporated areas and is currently in the process of working with DCBA, LACDA, and HSH to draft and submit a report back outlining 2-4 year strategic plans for the utilization of LACAHSAs PPO and RPHP allocations. Lastly, on February 3, 2026, your Board approved a motion¹⁶ directing DCBA to adopt Formula Five, as outlined in the CEO's report back from December 1, 2025, for \$5 million in LACAHSAs RPHP funding for the County's unincorporated areas with the authority to realign funds—in consultation with your Board—based on oversubscription and/or undersubscription of services within each Supervisorial District.

DCBA is receiving LACAHSAs funding for SHLA through a variety of funding mechanisms. As the identified eligible jurisdiction for the Unincorporated Areas (UA) of the County, DCBA will receive \$5 million in annually recurring RPHP funds, as outlined in the motions and report backs highlighted in the previous paragraph, which will be used to provide legal services and short-term rental assistance to the UAs. As part of this annual UA allocation, LACAHSAs allocated an additional \$295,000 to DCBA for technical assistance, which DCBA will use to support program design, monitoring, administration, and evaluation activities. DCBA was also allocated \$2 million in one-time funding from the LACAHSAs Board's approved FY 2025-26 RPHP discretionary budget. Lastly, DCBA applied to LACAHSAs's Emergency Rental and Flexible Financial Assistance Request for Proposals and was awarded a \$1.23 million one-time that will be used to support SHLA short-term rental assistance services.

Care First Community Investment Funding

On August 15, 2025, the Justice Care and Opportunities Department (JCOD) awarded a \$38.11 million, three-year allocation of Care First Community Investment (CFCI) funding to support the implementation of the County's SHLA/TRTC program. These funds will be utilized to support ongoing SHLA operations including legal and outreach and education services. This allocation creates stability in program funding in the short term, while DCBA seeks increased durable funding beyond the three-year allocation.

Program Staffing

To support the ongoing implementation and growth of the SHLA/TRTC program, DCBA has added or plans to add the following SHLA program staff (since January of 2025):

- Chief, Housing and Eviction Prevention – hired as of February 10, 2025

¹⁵https://file.lacounty.gov/SDSInter/bos/bc/1197037_BM-HousingSolutions-FundingFormula_final-signed_.pdf

¹⁶<https://file.lacounty.gov/SDSInter/bos/supdocs/212363.pdf>

- Management Assistant – hired as of March 17, 2025
- Administrative Services Manager I – hired as of April 7, 2025
- Human Services Administrator II – currently in the hiring process

Program Evaluation

DCBA is working with the CEO to develop a program evaluation framework for SHLA/TRTC, as part of standard requirements for County American Rescue Plan (ARP) funded programs (which has been the primary funding source for the program since May of 2022), and has begun the contracting process with a potential program evaluator, to begin the execution of said program evaluation during first quarter of the current calendar year, in anticipation of ARP funds being fully expended by the end of FY 2025-26. This evaluation will be leveraged to include the one-year evaluation of TRTC as outlined in the motion¹⁷ from July 11, 2023. To achieve synergies with the City of Los Angeles, which will conduct their own evaluation of the Los Angeles City-funded part of SHLA, DCBA will coordinate with the City of Los Angeles Housing Department to the extent practicable.

NEXT STEPS

DCBA plans to take the following steps within the next year to continue the successful implementation of the program:

- Work with CEO, HSH, and LACDA on a report back that will outline a strategic plan for the implementation of the LACAHS A PPO and RPHP unincorporated area allocations with two-year and four-year timelines;
- Continue to work with CEO on the final approval of the FY 2026-27 DCBA \$9.3 million funding request for SHLA;
- Contract with a consultant that will conduct a program evaluation of the SHLA program to-date and provide recommendations on how to improve service delivery carried out by the program;
- Provide contract management and oversight for new SHLA grantees to ensure successful program implementation and timely reporting;
- Use data from the newly launched SHLA/RTC partner CRM to identify trends and correlations between outreach data and legal services data to hone and refine most successful outreach methodologies; and
- Work with outreach providers to use Notice of Termination data to pilot targeted outreach and identify most impactful and sustainable outreach methodologies to be utilized in UA.

¹⁷<https://file.lacounty.gov/SDSInter/bos/supdocs/182424.pdf>

Each Supervisor

April 3, 2026

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As directed by the Board in the September 10, 2019 motion, DCBA will continue to report on the progress of program implementation annually. The next annual report will be submitted by DCBA on or before January 31, 2027.

Should you have any questions concerning this matter, please contact me or Marina Flores, Chief of the Eviction Prevention and Housing Division, at mflores@dcba.lacounty.gov or (213) 435-2313.

RC:JA:EV

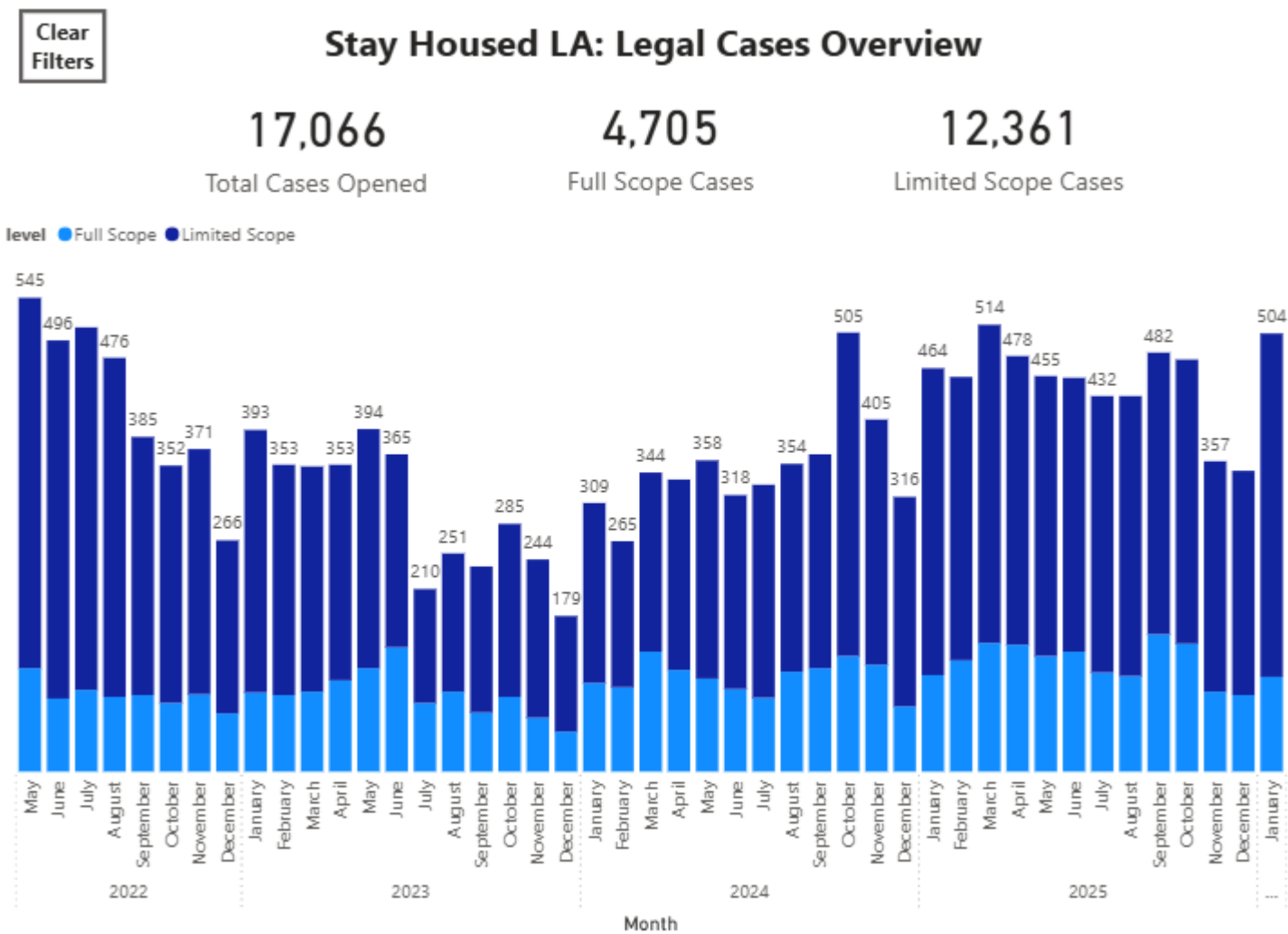
MR:MF:ph

c: Executive Office, Board of Supervisors
 Chief Executive Office
 County Counsel
 Alternate Public Defender
 Health Services
 Los Angeles County Development Authority
 Los Angeles County Superior Court
 Mental Health
 Public Defender
 Public Health
 Public Social Services

APPENDIX A

STAY HOUSED LA – COMPREHENSIVE COUNTY SERVICE AREA DATA

Stay Housed LA County: Comprehensive County Service Area Summary Dashboard (May 2022 – Present)*



*Data available up to January of 2026.

STAY HOUSED LA – COMPREHENSIVE COUNTY SERVICE AREA DATA

Stay Housed L.A. County: Legal Case Demographics (January 2025 – December 2025)

Clear
Filters

Stay Housed LA: Legal Cases Overview

5,339

Total Cases Opened

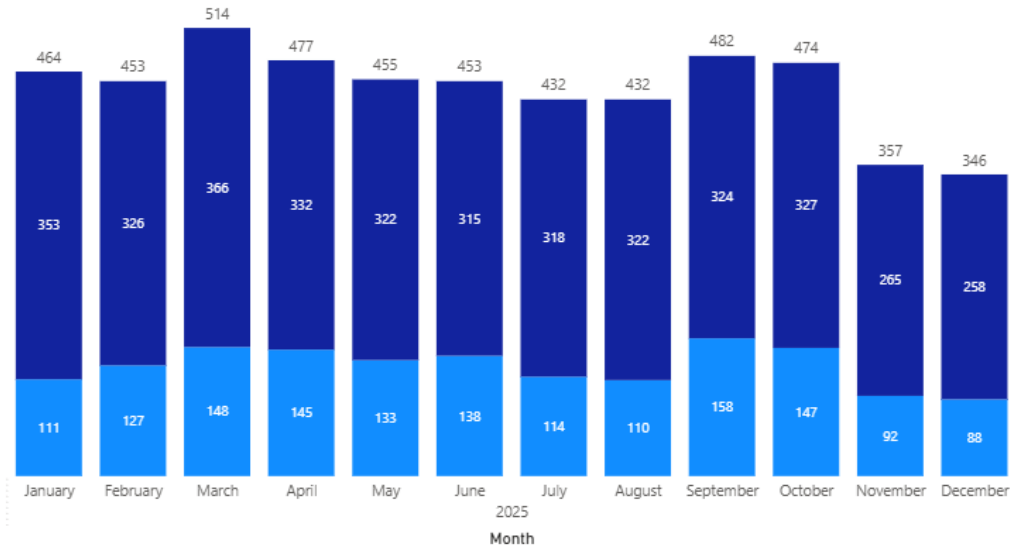
1,511

Full Scope Cases

3,828

Limited Scope Cases

level ● Full Scope ● Limited Scope



Clear
Filters

Stay Housed LA: Legal Cases Demographics

5,339

Total Cases Opened

1,511

Full Scope Cases

3,828

Limited Scope Cases

1,872 (35 %)
Families with Children

1,773 (33 %)
Disabled

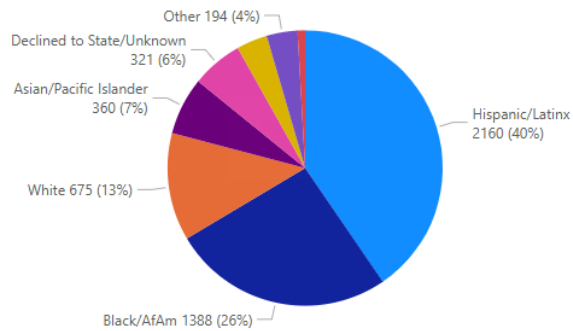
266 (5 %)
Lesbian/Gay/Bisexual

31 (1 %)
Transgender

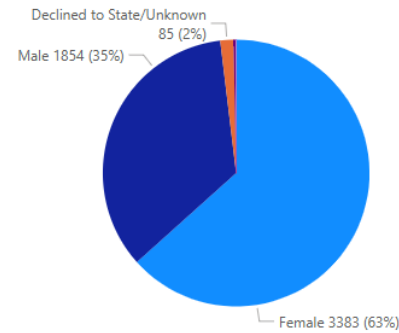
160 (3 %)
Military Veteran

1,258 (24 %)
DV/SA Survivor

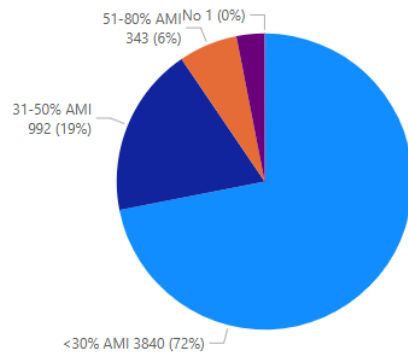
Race



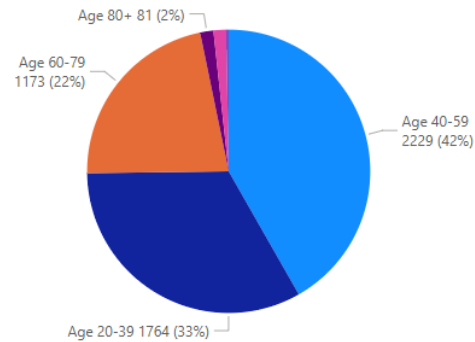
Gender



AMI Level



Age



Supervisor District

SD	Full Scope	Limited Scope	Total
1	325	774	1099
2	418	708	1126
3	22	125	147
4	483	1136	1619
5	174	737	911
NaN	89	348	437
Total	1511	3828	5339

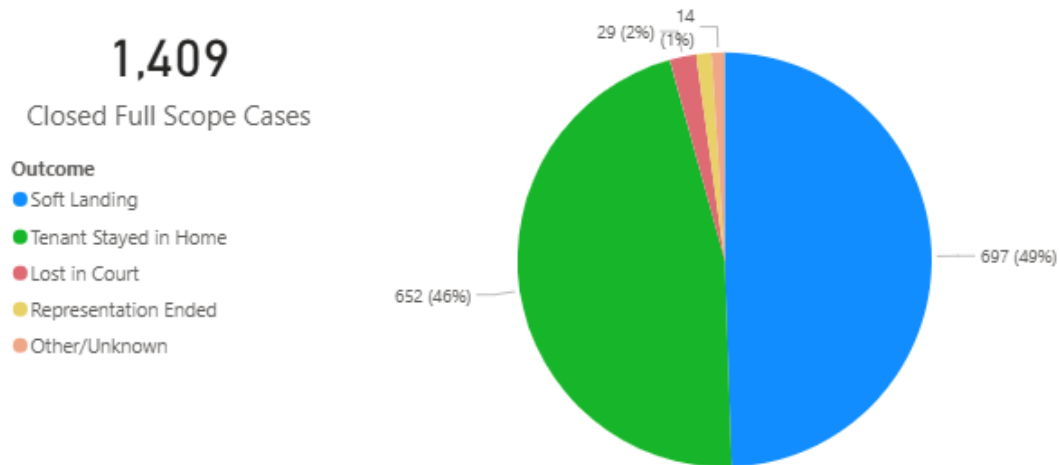
AMI: Area Median Income
DV: Domestic Violence
SA: Sexual Assault

STAY HOUSED LA - COMPREHENSIVE COUNTY SERVICE AREA DATA

Stay Housed LA County: Full Scope Case Outcomes (January 2025 – December 2025)

STAY HOUSED LA - COMPREHENSIVE COUNTY SERVICE AREA DATA

Case outcomes for full scope cases closed during this time period.



Out of 1,409 closed full scope cases:

- **Tenant Stayed in Home:** 652 (46 %) tenants remained in their homes.
- **Moveout/Soft Landing:** 697 (49 %) tenants negotiated a soft landing to prevent homelessness, which can include extra time to move-out, waived back rent, moving expenses, and a sealed eviction record.
Median extra time to move-out: 4.5 months
Median economic benefit: \$10,890 (includes relocation expenses, rental assistance, and court fee waivers)
- **Representation Ended:** 17 (1.21 %) Tenant lost contact or LSP subbed out.
- **Lost in Court:** 29 (2.0 %)

How many tenants won their case? Eviction cases rarely go to trial - the "How did the case close?" chart below shows the majority of cases ending in a settlement or dismissal before trial. A **"win" is preventing homelessness**, whether the tenant remains in their home or negotiates a favorable settlement for a moveout. Overall, **1,349 (95.74 %)** of cases prevented homelessness by keeping the tenant in their home or giving them time and resources to move out.

Total economic benefits to tenants include:

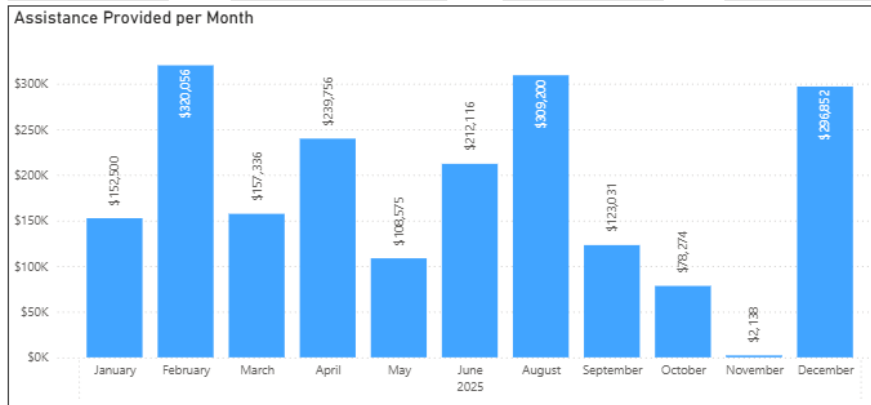
- **\$12,764,679 in short term economic benefits.** This includes court fee waivers, waived back rent, and relocation assistance.
- **\$10,365,083 in long term economic benefits.** This is savings to the tenant over three years due to *not* moving. Calculated as the difference between the tenant's rent and the Fair Market Rent over 36 months, plus \$2,000 in relocation expenses.

Stay Housed LA County: Rental Assistance (January 2025 – December 2025)

Clear
Filters

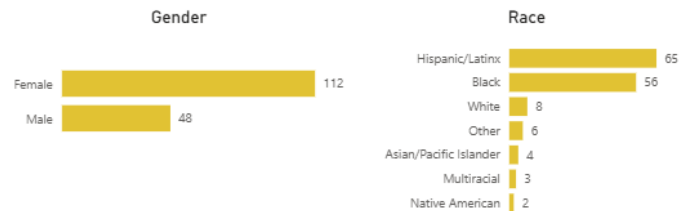
Stay Housed LA: UD Rental Assistance

Total Approved Applications	Total Assistance	Average Months of Assistance	Average Assistance
163	\$1,999,834	12.4	\$12,269



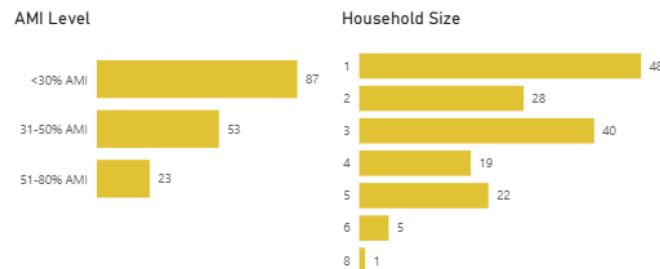
Demographics

Disabled: 45
DV/SA Survivor: 32
Transgender: 1
Veteran: 2
Senior: 7
Subsidized Housing: 39
Rent Stabilized: 27



*Some tenants received assistance for both rental arrears and prospective rent. Filter by contract for demographics without duplicates.

*The 384 HALA tenants assisted in June 2025 with City - ULA funds were part of a lump sum settlement and therefore do not have demographic information.



Supervisor District

SD	Households	Total Assistance
1	28	\$340,416
2	47	\$543,157
3	3	\$43,421
4	50	\$562,896
5	35	\$509,944

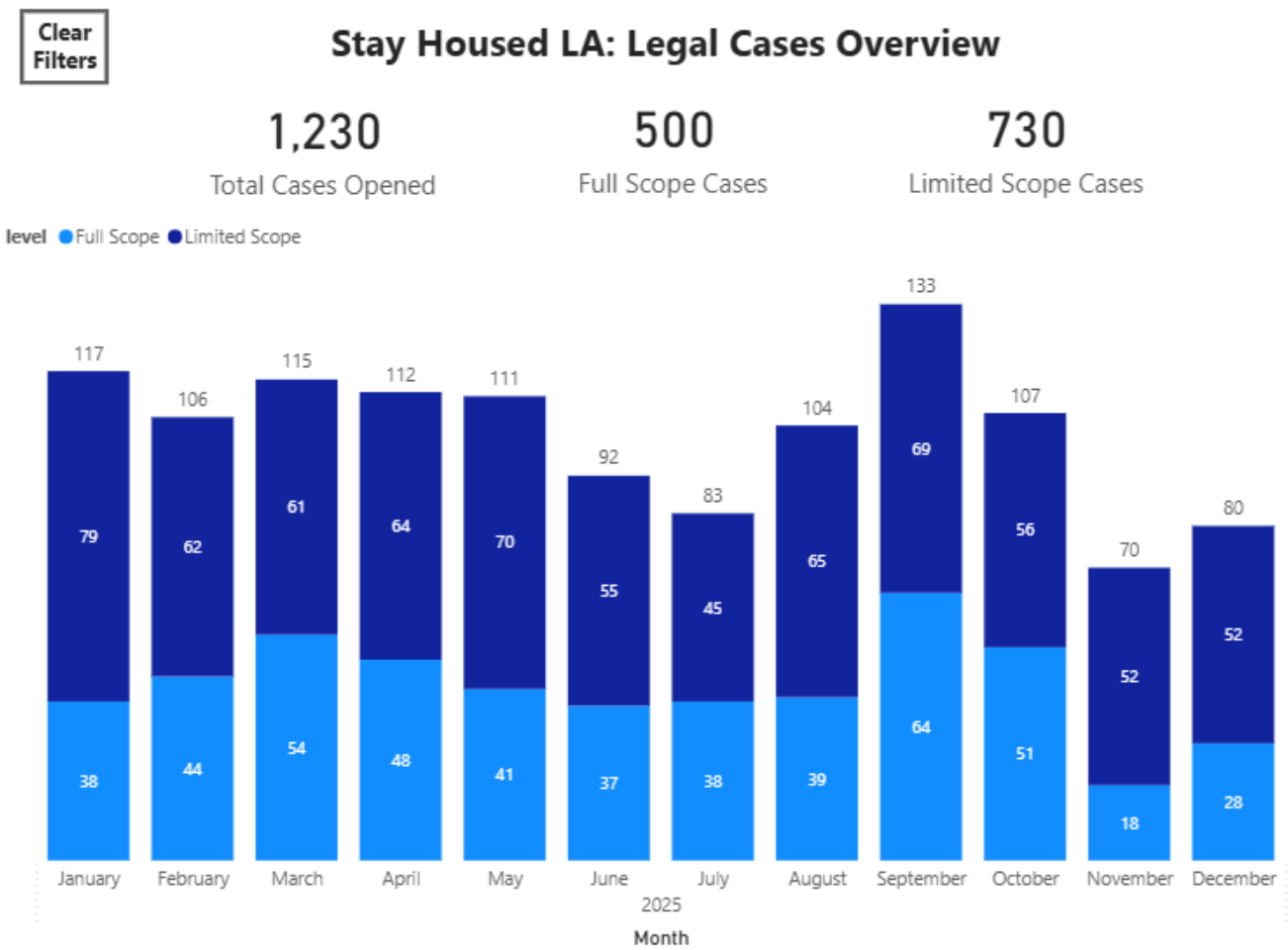
Geography

LA City Council District
CD Households Total Assistance

APPENDIX B

RIGHT TO COUNSEL - UNINCORPORATED DATA

Stay Housed LA County: Right to Counsel Summary Dashboard (January – December of 2025)



RIGHT TO COUNSEL - UNINCORPORATED DATA

Stay Housed L.A. County: Legal Case Demographics (January 2025 – December 2025)

Clear
Filters

Stay Housed LA: Legal Cases Demographics

1,230

Total Cases Opened

500

Full Scope Cases

730

Limited Scope Cases

459 (37 %)

Families with Children

385 (31 %)

Disabled

51 (4 %)

Lesbian/Gay/Bisexual

7 (1 %)

Transgender

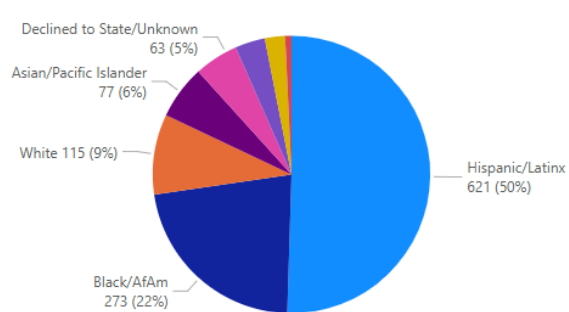
37 (3 %)

Military Veteran

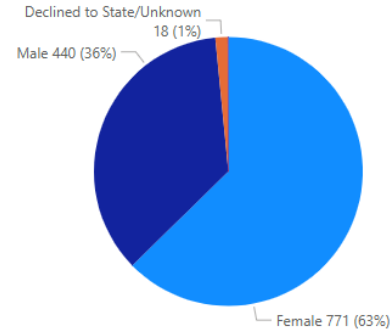
284 (23 %)

DV/SA Survivor

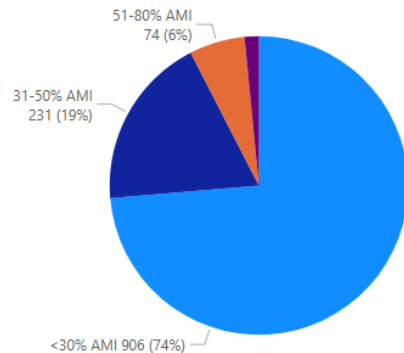
Race



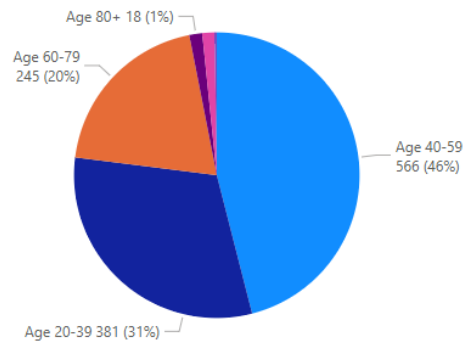
Gender



AMI Level



Age



Supervisor District

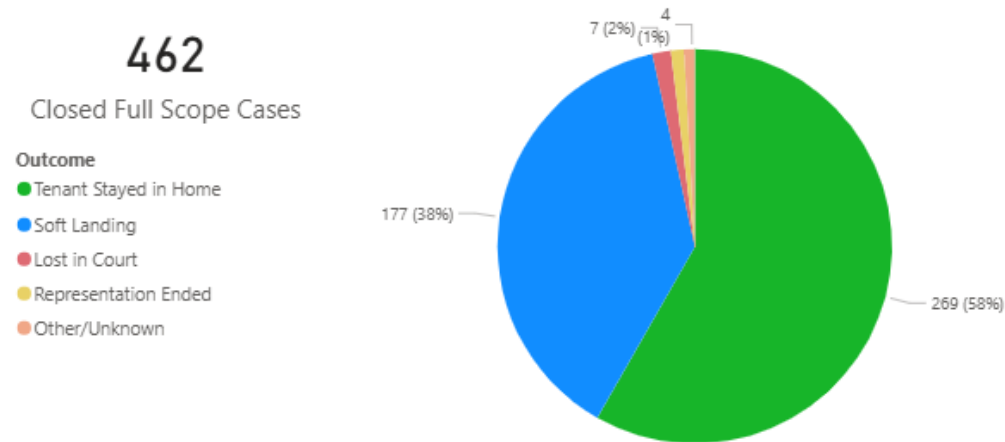
SD	Full Scope	Limited Scope	Total
1	155	238	393
2	228	280	508
3	5	18	23
4	42	51	93
5	54	108	162
NaN	16	35	51
Total	500	730	1230

AMI: Area Median Income
DV: Domestic Violence
SA: Sexual Assault

RIGHT TO COUNSEL - UNINCORPORATED DATA

Stay Housed LA County: Full Scope Case Outcomes (January 2025 – December 2025)

Case outcomes for full scope cases closed during this time period.



Out of 462 closed full scope cases:

- **Tenant Stayed in Home:** 269 (58 %) tenants remained in their homes.
- **Moveout/Soft Landing:** 177 (38 %) tenants negotiated a soft landing to prevent homelessness, which can include extra time to move-out, waived back rent, moving expenses, and a sealed eviction record.
Median extra time to move-out: 4.2 months
Median economic benefit: \$10,670 (includes relocation expenses, rental assistance, and court fee waivers)
- **Representation Ended:** 5 (1.08 %) Tenant lost contact or LSP subbed out.
- **Lost in Court:** 7 (1.4 %)

How many tenants won their case? Eviction cases rarely go to trial - the "How did the case close?" chart below shows the majority of cases ending in a settlement or dismissal before trial. A **"win" is preventing homelessness**, whether the tenant remains in their home or negotiates a favorable settlement for a moveout. Overall, **446 (96.54 %)** of cases prevented homelessness by keeping the tenant in their home or giving them time and resources to move out.

Total economic benefits to tenants include:

- **\$3,290,828 in short term economic benefits.** This includes court fee waivers, waived back rent, and relocation assistance.
- **\$6,245,051 in long term economic benefits.** This is savings to the tenant over three years due to *not* moving. Calculated as the difference between the tenant's rent and the Fair Market Rent over 36 months, plus \$2,000 in relocation expenses.

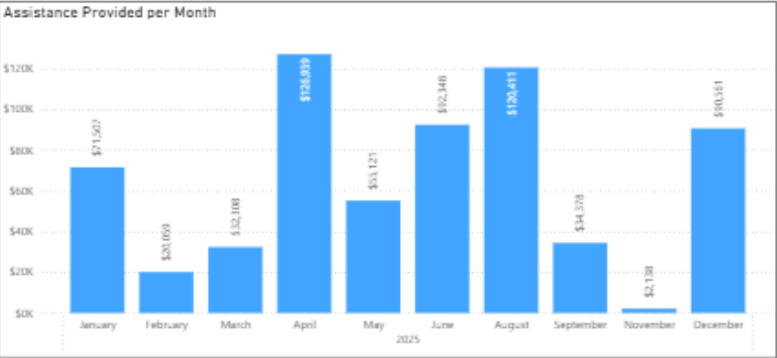
RIGHT TO COUNSEL - UNINCORPORATED DATA

Stay Housed LA County: Rental Assistance (January 2025 – December 2025)

Clear
Filters

Stay Housed LA: UD Rental Assistance

Total Approved Applications	Total Assistance	Average Months of Assistance	Average Assistance
57	\$645,791	9.7	\$11,330



Demographics

Disabled: 16
DV/SA Survivor: 12
Transgender: 1
Veteran: 1
Senior: 4
Subsidized Housing: 19
Rent Stabilized: 10

Gender



Race



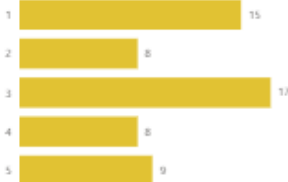
*Some tenants received assistance for both rental arrears and prospective rent. Filter by contract for demographics without duplicates.

*The 384 HALA tenants assisted in June 2025 with City - LLA funds were part of a lump sum settlement and therefore do not have demographic information.

AMI Level



Household Size



Geography

LA City Council District
CD Households Total Assistance

Supervisor District

SD	Households	Total Assistance
1	17	\$213,818
2	27	\$293,954
3	1	\$20,000
4	5	\$63,427
5	7	\$54,592