

## Communication from Public

**Name:** Legal Aid Foundation of Los Angeles  
**Date Submitted:** 02/11/2026 12:19 PM  
**Council File No:** 20-1084-S4  
**Comments for Public Posting:** Please see attached letter.



Ron Olson Justice Center  
1550 W. 8<sup>th</sup> Street  
Los Angeles, CA 90017  
323-801-7991 Phone  
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www.lafla.org

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February 11, 2026

Council Members  
Housing & Homelessness Committee  
Los Angeles City Council

RE: 20-1084-S4 – Recommendation for eviction defense & prevention contract to Stay Housed LA via Legal Aid Foundation of Los Angeles.

Council Members:

We want to thank you for your support over the last five years as we have grown Stay Housed LA into a highly successful eviction defense and prevention program. Our winning bid for the RFP represents five years of empowering tenants while working in close collaboration with the City. With enough funding, we are confident we can phase in a full right to counsel for City tenants by 2030.

First some good news- the number of evictions filed in 2025 fell by 16% from the number filed in 2024. National studies have shown that right to counsel programs have consistently lowered eviction filing rates. No doubt all the work your committee has done on strengthening tenant protections is also reflected in this decline.

We also were delighted to see that the LAHD report includes draft contracts as we have been concerned that the contracting process can take a long time and our present contract ends March 31, 2026. Our last amendment took two months to complete. Hopefully the presence of these draft contracts means we can execute new contracts before services lapse.

We must, however, express concerns over some of the contract terms in the report.

Firstly, it may require providing tenant addresses, which is confidential attorney client information that would likely lead to the identification of the client and could result in negative consequences for tenants, particularly in our present climate. Presently, we report anonymized data at the case level and include census tract, zip code, council district, and other relevant geographies, as requested. We believe this information is adequate in terms of identifying where services are provided, while keeping tenants' personal information confidential. Note this information **is** provided for any financial assistance. (Contract, p.9, Reporting Requirements, para. 2.)

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**Other Office Locations:**

**East Los Angeles Office**, 5301 Whittier Blvd., 4th Floor, Los Angeles, CA 90022; 213-640-3883  
**Long Beach Office**, 601 Pacific Ave., Long Beach, CA 90802; 562-435-3501  
**Santa Monica Office**, 1640 5th St., Suite 124, Santa Monica, CA 90401; 310-899-6200  
**South Los Angeles Office**, 7000 S. Broadway, Los Angeles, CA 90003; 213-640-3950

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for Equal Justice  
LEGAL SERVICES CORPORATION

Second, the contract requires reporting the amount invoiced for each legal case, along with attorney names. This is an incredibly administratively burdensome data request that does not align with the salary reimbursement structure specified in the contract. We can easily provide an average cost per case, but calculating the number of hours invoiced per staff member at each individual billing rate for every case would be very burdensome for legal services providers and would require additional administrative staff to manually go through and sort thousands of case entries. We are reimbursed for services based on detailed billing invoices, so specific case information is unnecessary. The detailed invoicing we provide includes a listing of staff names, positions, titles and amount billed per grant based on the actual time worked and ties to our general ledger. Here is an excerpt from our Accounting Manual explaining how salary expense is recorded, "Direct Personnel Costs include LAFLA staff positions that provide direct legal services under the grant/program. The related time worked is considered direct charges to the appropriate funding code/grant and is recorded and captured in our case management and time keeping system. Charges include direct salary and allocated payroll taxes and benefits. LAFLA considers payroll taxes and benefits joint costs. All payroll taxes are pooled in one account. The payroll taxes and fringe benefits are allocated monthly to the funding sources based on direct salaries charged to a particular grant/funding source compared to Total salaries." (Contract, p.9, Reporting Requirements, first bullet.)

Lastly, regarding deliverables, we believe the "minimum threshold" and "target threshold" for full scope cases are unreasonable as a baseline, as our response to the RFP indicates. We provided a study by a national expert on expected deliverables and costs in LA: <https://www.stout.com/-/media/pdf/evictions/the-estimated-cost-of-an-eviction-rtc-in-los-angeles-countyfinal20250606.pdf> In our RFP response, we provided a range consistent with the study, with the "minimum threshold" as the top end. We are extremely eager to serve as many tenants in evictions as possible, while also cognizant of needing to maintain a reasonable case load for our attorneys in order to hire and retain staff. (Contract, p. 11.)

Finally, we would like to share with you a slide show on how SHLA works, and our five-year success markers for services provided throughout the City and County of Los Angeles.

Thank you for your consideration.

Sincerely,

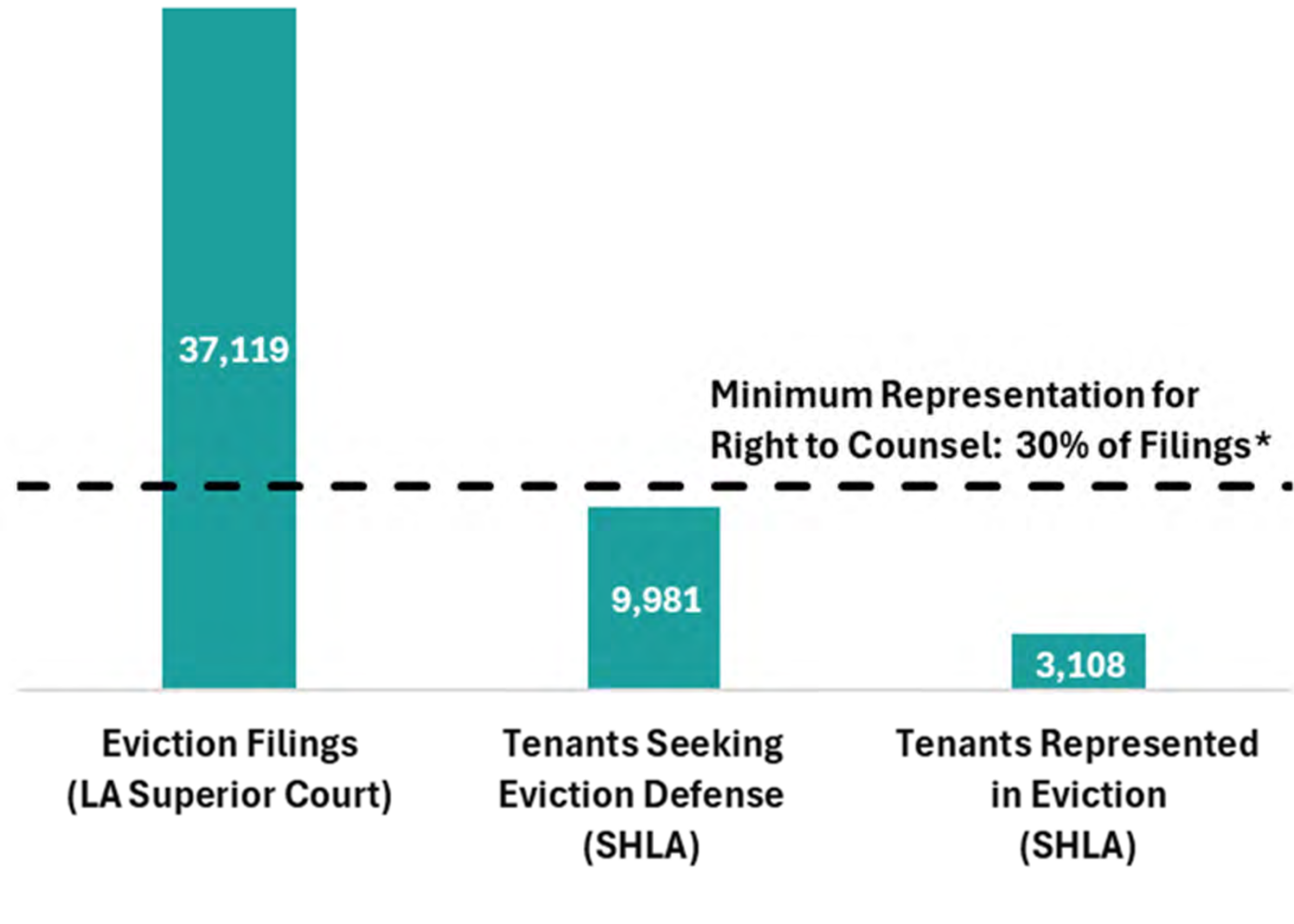
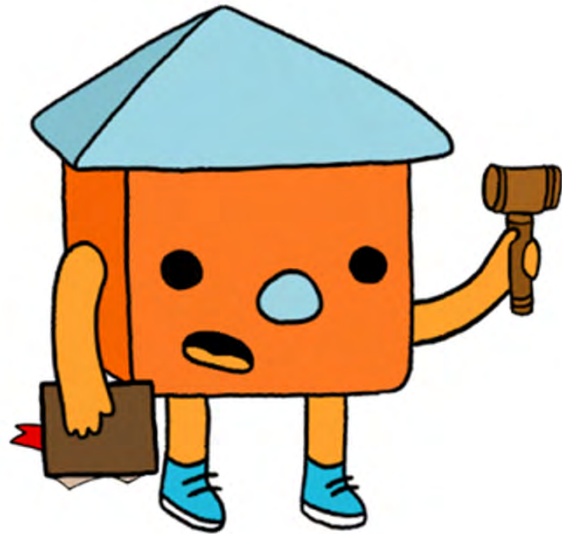


Barbara J. Schultz  
Director of Housing Justice



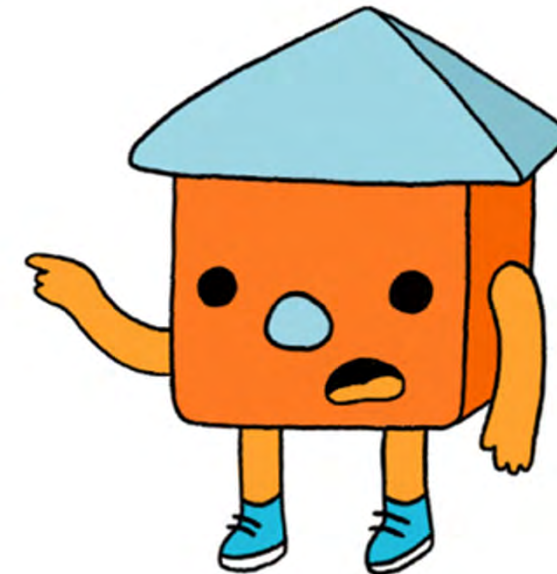
**Stay Housed LA is a partnership of nearly 30 non-profit law firms and community-based organizations across LA County.**

# Unmet Legal need for Eviction Defense - Los Angeles County (2025)



*\*Stout, Risius, Ross LLC estimates that 30% of tenants with an eviction filing will seek legal services through Right to Counsel.*

# SHLA Services



# SHLA Services Provided & Reach

## Universal Reach

SHLA Website  
Public Awareness & Marketing  
General Know Your Rights Workshops & Clinics  
Answer Filing via Online Tool



These resources are available to anyone in the general public

## Priority Geographies

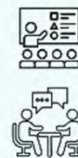
CBO Led Digital & In-Person Outreach  
Public Awareness & Marketing: Physical Ads



Targeting the most vulnerable zip codes and populations

## Direct Engagement

CBO Led Tenant Navigation  
Tenant Empowerment Program  
Preventative & Eviction Limited Legal Services  
Issue-Specific Workshops



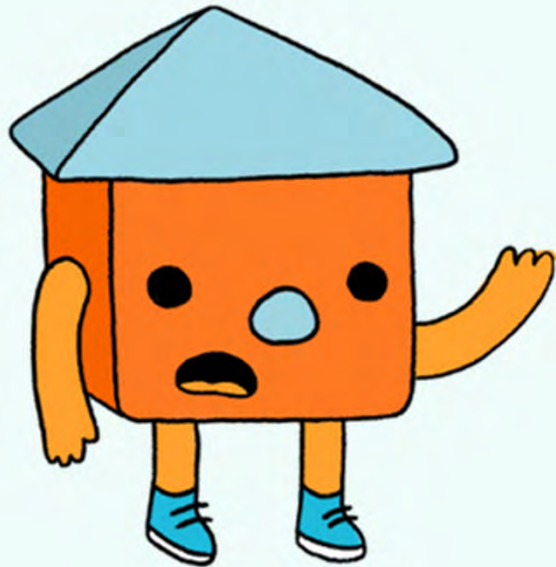
For tenants who need specialized guidance for their housing situation

## Targeted Services

Full Scope Representation  
Rental Assistance



For highest need tenants



# SHLA Impact in 2025

- **192,484** tenants reached via call, text, or door-to-door outreach
- **501** tenant rights workshops attended by **5,163** tenants
- **58,479** tenants provided tenant navigation services
- **8,662** calls handled by SHLA Hotline
- **10,785** tenants received limited legal services
- **329** tenants represented to prevent an unlawful detainer
- **5,400** answers filed via online tool
- **3,108** tenants represented in unlawful detainer cases
  - **50%** of represented tenants remain in their homes
  - **45%** of represented tenants receive a soft landing to prevent homelessness
- **\$7.4 million** in rental assistance to **908** households to settle cases



**LEARN  
MORE**

**Visit [StayHousedLA.org](https://StayHousedLA.org)**

**STAY HOUSED LA - 2020-2025**

# 5 YEARS OF SUCCESS



## **OVERVIEW**

**Stay Housed LA plays a crucial role in homelessness prevention in Los Angeles, providing representation, education, and outreach to tenants across LA County.**

**OVERVIEW**

**90% SUCCESS RATE**



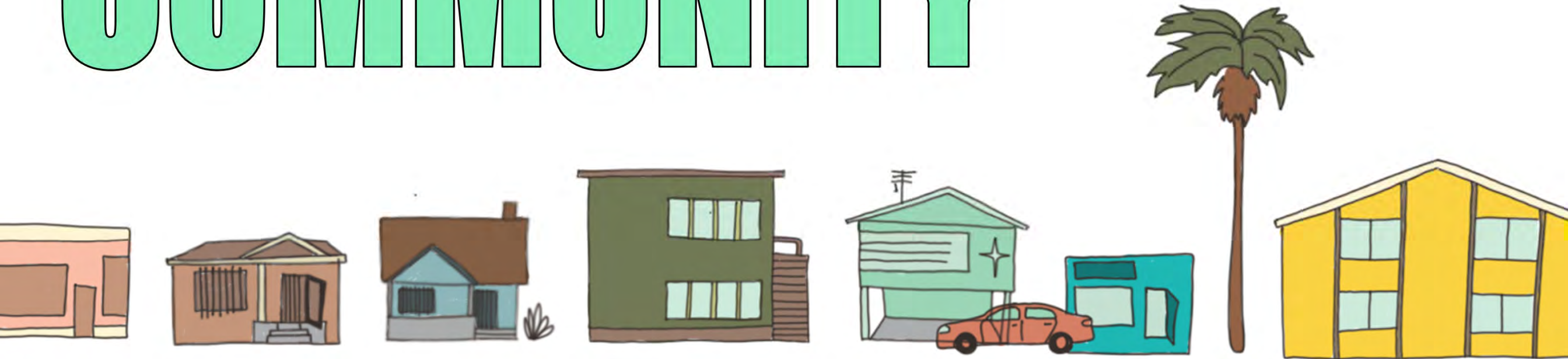
**2.3 MIL. PEOPLE REACHED**

**30K TENANTS ASSISTED WITH LEGAL SERVICES**

**10K TENANTS REPRESENTED IN COURT**

## THE COALITION

# A TEAM ROOTED IN COMMUNITY



## **THE COALITION**

**Stay Housed LA is a partnership of nearly 30 non-profit law firms and community-based organizations across LA County.**

## THE COALITION

# Community Partners

- Alliance of Californians for Community Empowerment (ACCE)
- Armenian Relief Society
- Coalition for Economic Survival (CES)
- Communities for a Better Environment
- East Yard Communities for Environmental Justice
- Eastside LEADS
- Inquilinos Unidos
- KIWA
- Los Angeles Community Action Network (LA CAN)
- Los Angeles Center for Community Law and Action
- LiBRE
- Pomona Economic Opportunity Center
- People Organized for Westside Renewal (POWER)
- SAJE - Strategic Actions for a Just Economy
- Social Justice Learning Institute

## THE COALITION

# Legal Service Providers

- Asian Americans Advancing Justice
- BASTA Universal
- Bet Tzedek Legal Services
- Community Legal Aid SoCal
- Eviction Defense Network
- Housing Rights Center
- Inner City Law Center
- Legal Aid Foundation of Los Angeles
- Mental Health Advocacy Services
- Movement Legal
- Neighborhood Legal Services of Los Angeles County
- Public Counsel

**WHAT WE DO**

# **EVICTIION DEFENSE**

**Stay Housed LA provides free legal services to eligible tenants facing eviction. We are implementing Right to Counsel Ordinances.**

**10,381**

**TENANTS REPRESENTED IN COURT**

**31,664**

**TENANTS ASSISTED WITH LEGAL SERVICES**



**WHAT WE DO**

# RENTAL ASSISTANCE

**Stay Housed LA ensures tenants receive the rental assistance they need**

**16MIL+**

**IN RENTAL ASSISTANCE**

**1,804**

**HOUSEHOLDS**



**WHAT WE DO**

# **EMPOWERMENT & EDUCATION**



**Through active outreach and a free hotline, Stay Housed LA informs Angelenos about their rights, offering online resources, tenant education workshops and legal clinics**



**2,043**

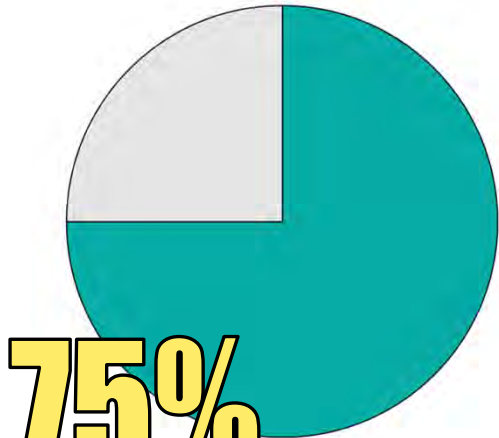
**TENANT RIGHTS WORKSHOPS**

**2MIL+**

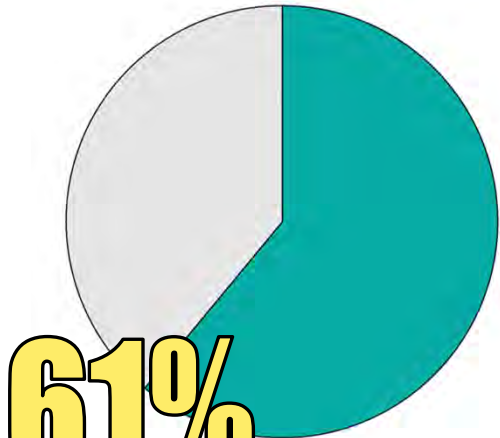
**TENANTS REACHED VIA CALL, TEXT OR DOOR-TO-DOOR**

**WHAT WE DO**

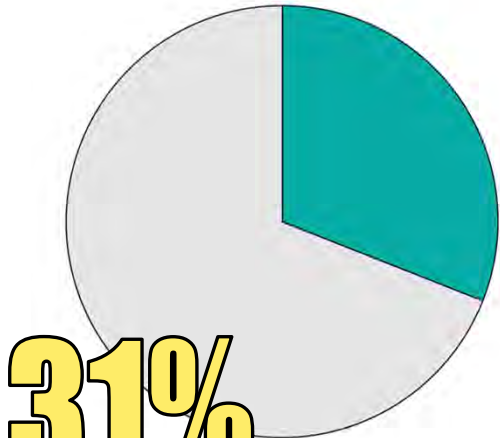
# WHO WE SERVE:



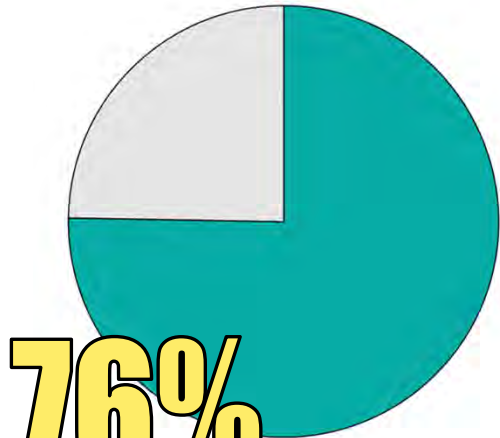
**75%**  
**OF OUR LEGAL SERVICES CLIENTS ARE BLACK, INDIGENOUS & PEOPLE OF COLOR**



**61%**  
**ARE WOMEN**



**31%**  
**HAVE A DISABLED HOUSEHOLD MEMBER**



**76%**  
**HAD AN ANNUAL HOUSEHOLD INCOME BELOW 30% OF THE AREA MEDIAN INCOME**

**THE SITUATION**

**LA FAMILIES  
ARE UNDER  
THREAT**



## **THE SITUATION**

**Bureaucratic delays and uncertainty are threatening Stay Housed LA's work, leading us toward a lapse in care that will leave LA families vulnerable.**



## THE SITUATION

# Continued Care, Not Bureaucratic Games

In this transition year for how LA city and county fund eviction prevention, and we need to ensure continuity of care for the people most at risk of becoming homeless.

**THE WINS**

**PREVENTING  
HOMELESSNESS  
BEFORE IT STARTS**



**“If it wasn’t for Stay Housed LA, I would have been driven out of my apartment.”**

**Maria Briones**

Member of ACCE

The Alliance of Californians for Community Empowerment



**LEARN MORE**

**Visit [StayHousedLA.org](https://StayHousedLA.org)**

# **SHILA Resources and Reporting Dashboards**

# SHLA Website

Stay Housed LA

Workshops

How Evictions Work

Resources

Right to Counsel

About SHLA

Get Legal Help →

EN

## Got an Eviction Notice?

# YOU HAVE RIGHTS!

An informed tenant is an empowered tenant. Stay Housed LA helps you understand and protect your rights.

Get Started →

The Eviction Process ▶



ESPAÑOL

հայերեն

简体中文

繁體中文

한국어

русский

日本語

فارسی

Tiếng Việt

ไทย

ខ្មែរ

हिन्दी

Filipino/Tagalog

# SHLA Website

## LAWS FOR YOUR AREA

Enter your address to see the laws most relevant to where you live, or scroll down to see all the different local laws.

📍 Enter an address

California State Law



City of Los Angeles



Unincorporated Los Angeles County



City of Baldwin Park



City of Bell Gardens



## WHAT IS AN EVICTION?

The eviction process is controlled by California state law.



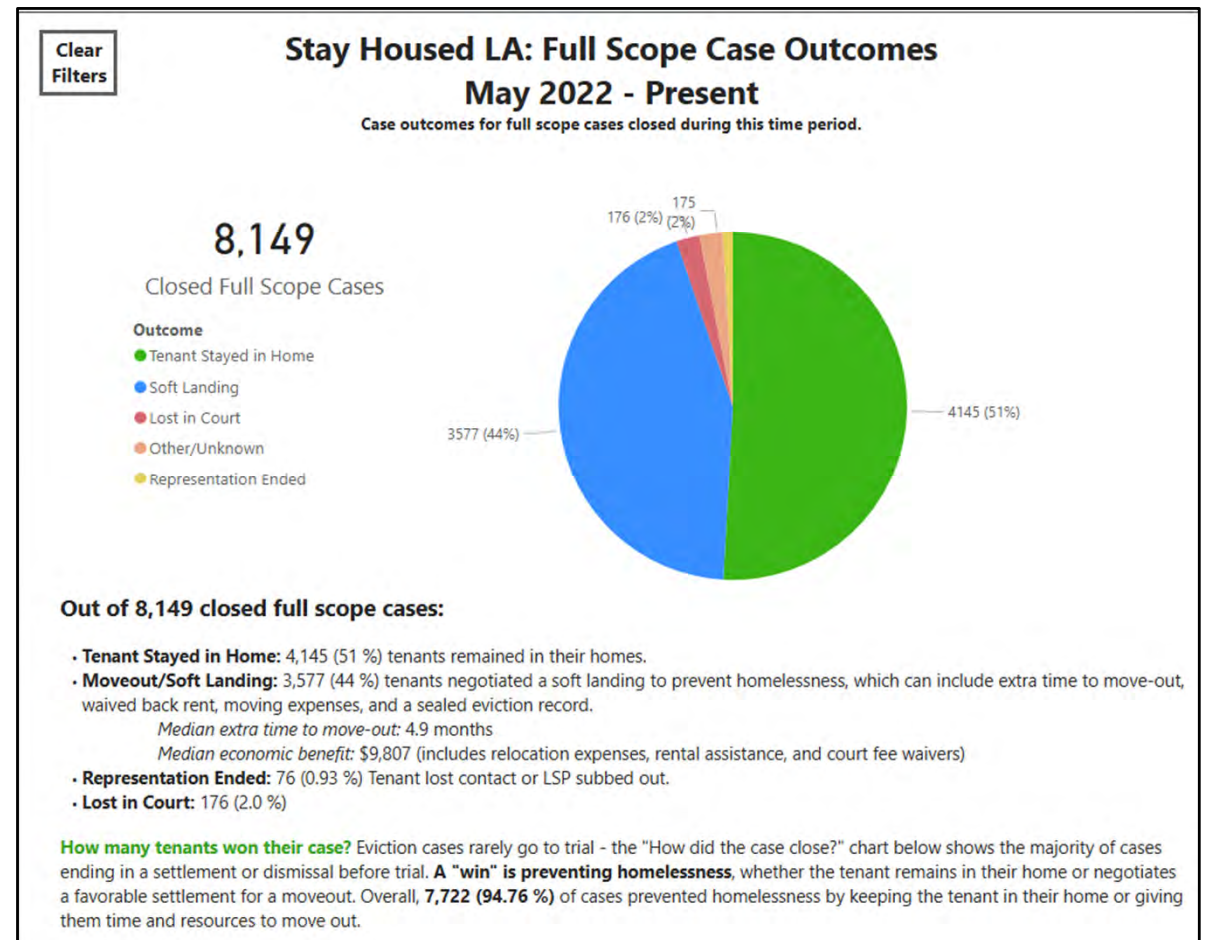
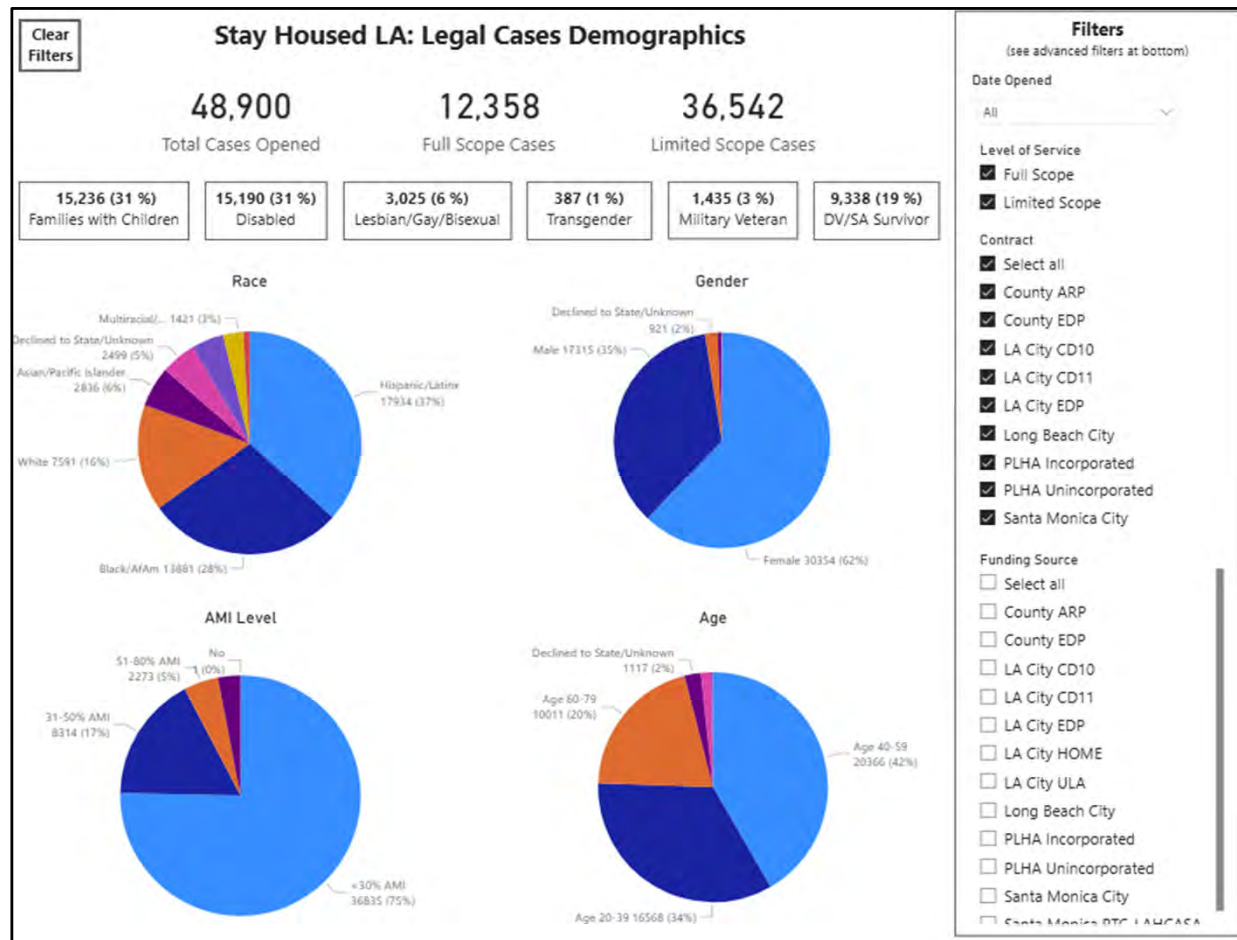
What is the eviction process?



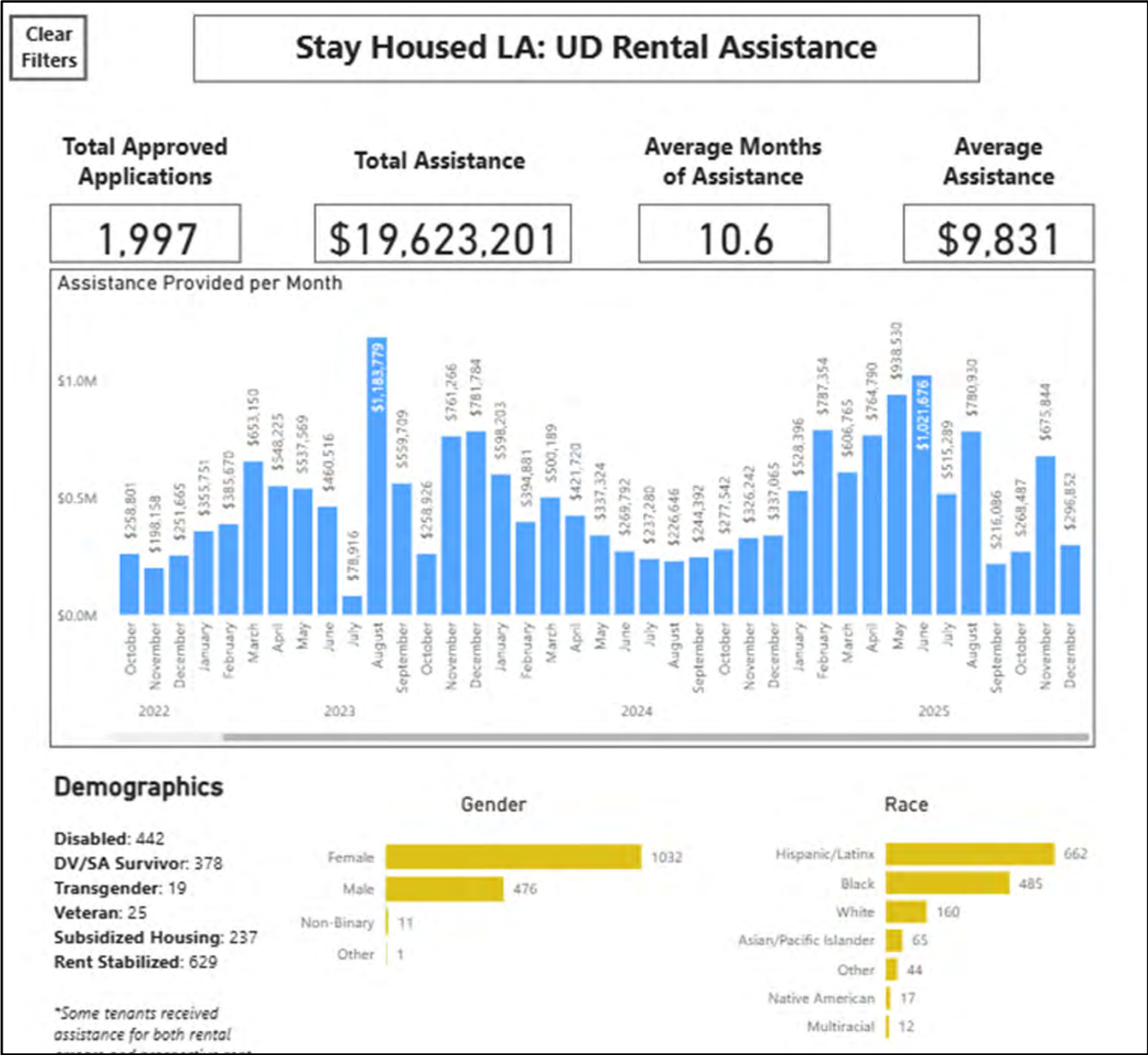
How can I be evicted?



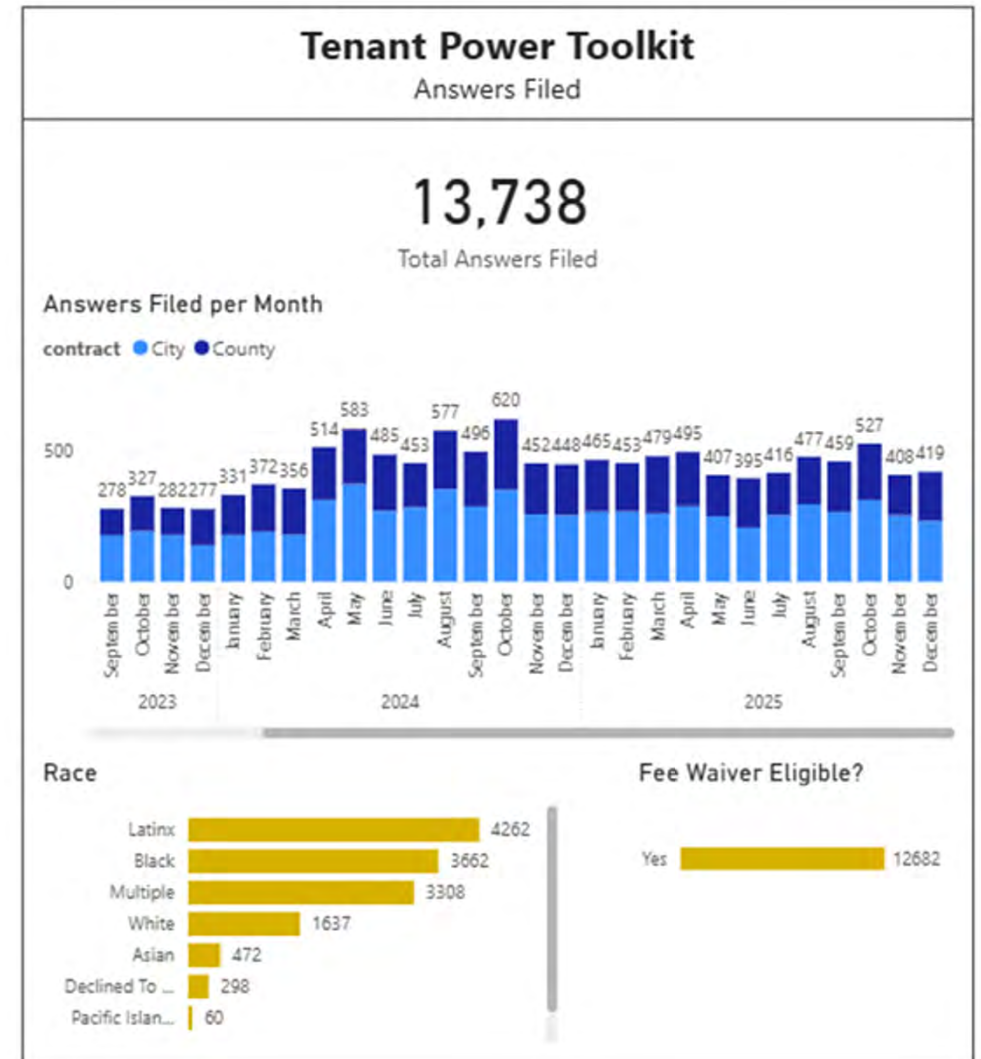
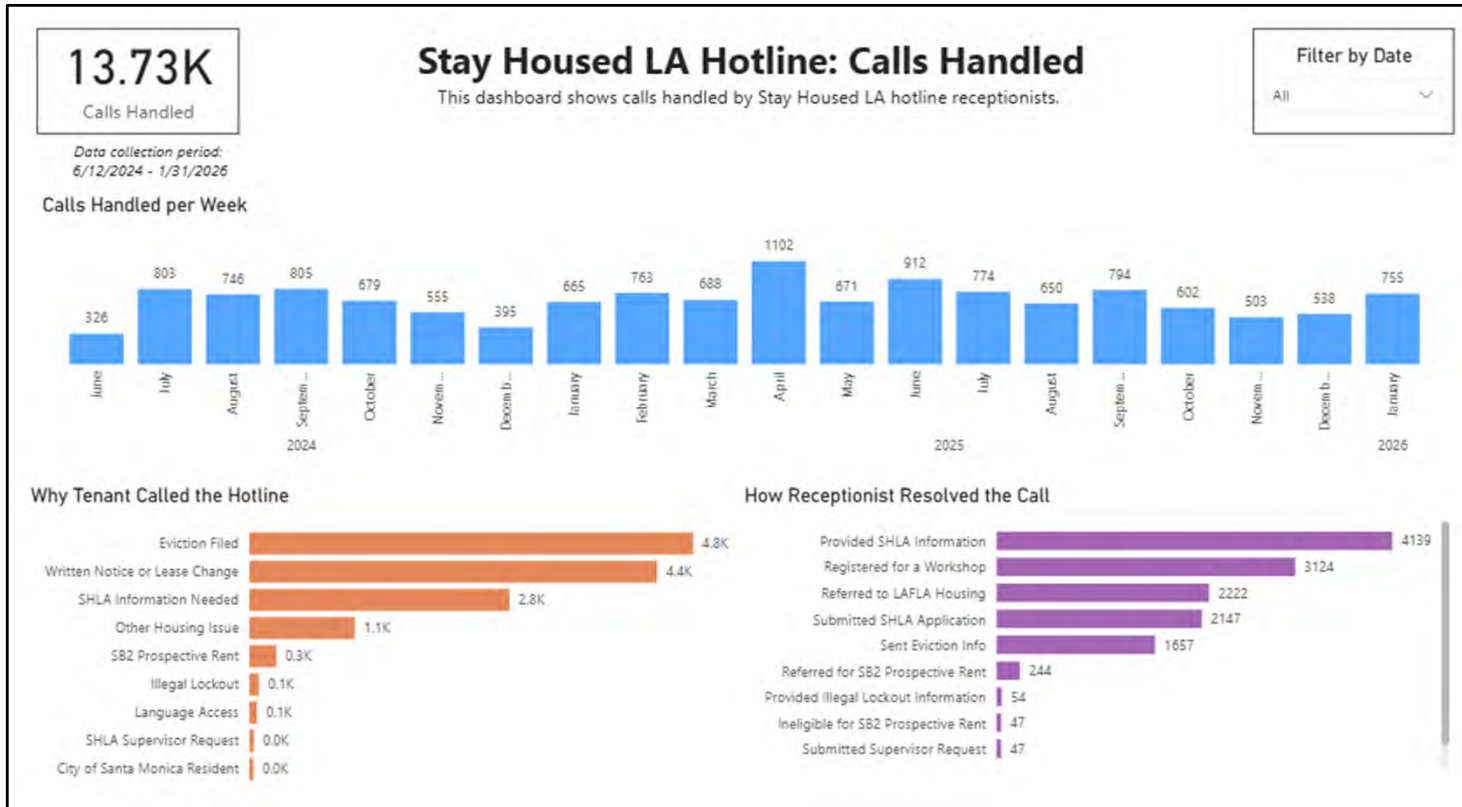
# SHLA Dashboards - Legal Cases



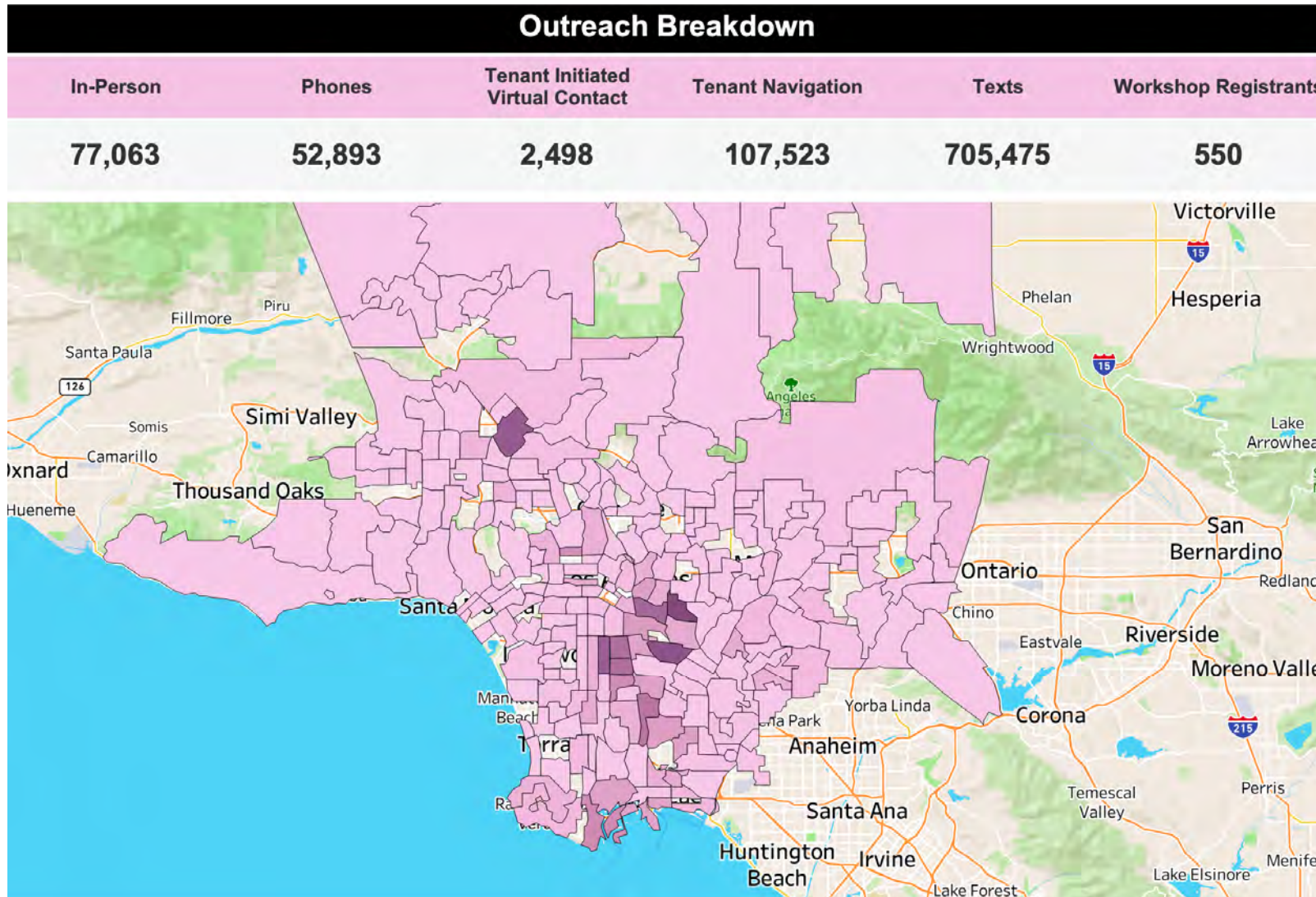
# SHLA Dashboards - Rental Assistance



# SHLA Dashboards - Other Services



# SHLA Dashboards - Outreach, Education, and Tenant Navigation



# SHLA Dashboards - Outreach, Education, and Tenant Navigation

## PROGRAM OUTREACH TOTALS

Total Program Outreach

**849,837**

In-person and phone/text outreach totals across all programs, updated nightly.

In-Person

**57,154**

Door-to-door canvassing data collected in PDI.

Phones

**36,396**

Outgoing call activity recorded through CallHub

Texts

**678,734**

Text message responses recorded through CallHub.

## OUTREACH BREAKDOWN

- In-Person
- Phones
- Texts



## Non Centralized

### Workshop Registrants

**419**

### Tenant Navigation

**77,134**

## How do Right to Counsel programs interact with rental assistance?<sup>1</sup>

Tenant representation and rental assistance are *symbiotic*.

- **Tenant lawyers help tenants get rental assistance** by helping tenants apply, ensuring landlords don't turn it down, and ensuring the court doesn't evict tenants while the rental assistance application is processed. **Tenant lawyers also enforce tenant rights** and protections, such as habitability issues.
- **Rental assistance helps tenant lawyers resolve cases** and keep tenants in their homes.

Rental assistance is not always the right answer.

- **Some eviction cases should go to court with a tenant lawyer.** The landlord may have failed to properly credit the tenant's rental payments or the tenant's home may have serious habitability defects. If the landlord only receives rental assistance and avoids going to court, then **bad actor landlords may be getting a windfall.**
- **Some eviction cases should not go forward**, due to defects with the court filing, such as the landlord failing to properly serve notice or failure to include necessary documents. **Tenant lawyers are needed to dismiss the case** without providing rental assistance.

Right to Counsel saves jurisdictions money.

- Savings from Right to Counsel can be leveraged toward **more rental assistance.**
- Cities around the country saw cost savings due to Right to Counsel:
  - **City of Cleveland** and Cuyahoga County saw an estimated return of \$2.62 (city) and \$3.11 (county) per dollar invested in RTC
  - **Milwaukee** invested \$3 million in the Right to Counsel program and saw an estimated \$9 million in savings to the city.

Right to Counsel is *intertwined* with other types of intervention into the housing crisis.

- **Right to counsel laws can be less effective** without other policies to address housing instability, un-inhabitability, and unaffordability.
- **Most eviction cases are for non-payment of rent.**
  - **Attorneys** help tenants navigate the eviction process, raise defenses, and fight for fair treatment.
  - **Rental assistance** resolves arrears and provides assistance for future rent.
  - **Strong housing code** laws help tenants get necessary repairs
  - **Affordable housing** alternatives allow tenants to choose
  - Together, these policies can **reduce the number of eviction filings** and ease the burden on Right to Counsel programs.

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<sup>1</sup> This document is from the Eviction RTC Guide National Coalition for a Civil Right to Counsel  
<https://www.rtcadvocacy.org/stage1-3>

## Communication from Public

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# LA mayoral hopeful Nithya Raman to greenlight \$6.6M contract for anti-cop, anti-olympics group SAJE

By

[Jamie Paige](#)

Published Feb. 11, 2026, 11:06 a.m. PT

Socialist Nithya Raman enters Los Angeles mayoral race

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City Hall is poised to funnel millions more in taxpayer cash to a hard-left activist group that has called to abolish the LAPD, cancel the 2028 Olympics and freeze rent — with the deal moving through a committee chaired by a mayoral candidate.

Nithya Raman leads the Los Angeles City Council’s Housing and Homelessness Committee. The committee is set to vote Wednesday on a new \$6.6 million, three-year contract for Strategic Actions for a Just Economy — better known as SAJE.

Nithya Raman, who chairs the Housing and Homelessness Committee, controls which housing contracts move forward and when. Jamie Paige for California Post

The money would fund “Protection from Tenant Harassment” outreach and education under the city’s Right to Counsel program and the voter-approved United to House LA homelessness prevention initiative.

The request landed at City Hall on Feb. 10, just a day before the committee meeting, and is part of a sweeping [\\$177 million package](#) of eviction-defense and homelessness-prevention contracts that city officials say are essential to keeping renters housed.

Under the proposal, the Legal Aid Foundation of Los Angeles would receive more than \$106 million to lead eviction defense and prevention efforts. Liberty Hill Foundation would collect nearly \$22 million for tenant outreach and education. The Southern California Housing Rights Center would receive over \$42 million for short-term emergency assistance.



SAJE has a long history of headline-grabbing activism.

SAJE's slice: \$6,626,730.18.

The funding comes largely from Measure ULA — the so-called “mansion tax” approved by voters in 2022 — which requires that 30% of revenue be dedicated to homelessness prevention services.

But SAJE is no quiet legal aid clinic.

The group has [a long history of headline-grabbing activism](#). It has publicly pushed to defund and abolish the LAPD, urged boycotts of city hotels, opposed the LA28 Olympics and championed sweeping rent and mortgage freezes during the pandemic. In 2023, it even sued the City of Los Angeles over a hotel development — while continuing to receive city funding.

The California Post previously reported that SAJE has received at least \$1.43 million in public funds since 2020 through various housing and utility-related contracts. Those funds included money generated through the city's Systematic Code Enforcement Program — a fee paid by landlords and tenants that operates outside the general fund and comes with limited public accounting of how dollars are spent.

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SAJE is exempt from the city's lobbying ordinance disclosure requirements, which makes it difficult to follow the money.

Small housing providers have bristled at the arrangement. "There were times I honestly didn't know if I could keep the doors open," Venice landlord Craig Ribeiro previously told The Post. "And then you realize you're paying into groups that are fighting people like me — that's infuriating."

SAJE disputes that public money is misused. A spokesperson has said the organization tracks expenses by funding source and does not use restricted funds for prohibited advocacy. City rules allow nonprofits to hold contracts while engaging in policy advocacy, and SAJE is exempt from the city's lobbying ordinance disclosure requirements.

**What do you think? [Post a comment.](#)**