

Communication from Public

Name: Ronnette V. Ramos
Date Submitted: 03/02/2026 09:10 PM
Council File No: 20-1084-S4
Comments for Public Posting: Please see attached letter.



March 2, 2026

Re: Public Comment on Council File 20-1084-S4 (Stay Housed LA / Homelessness Prevention Program Services)

Dear Council President and Councilmembers:

Asian Americans Advancing Justice Southern California (AJSOCAL) is proud to partner in Stay Housed LA and to provide legal services that help keep Los Angeles renters stably housed. We are grateful for the City's continued leadership on eviction prevention, especially at a moment when tenants are facing sustained economic pressure and rising housing instability.

As you consider this item, we respectfully ask the Council to provide clear direction to revise two proposed contract reporting requirements. As drafted, these provisions create avoidable confidentiality risks and impose a significant administrative burden on legal aid providers, without meaningfully improving accountability.

First, we understand the contract may require providers to submit tenant addresses as part of program reporting. In eviction defense work, an address is not just a location. It can effectively identify a household and reveal that a tenant is facing an eviction case. That information is highly sensitive. If disclosed beyond what is necessary, it can expose tenants to retaliation, stigma, or other harm.

Providers can and do report robust data without using home addresses. Oversight goals can be met through anonymized client identifiers and reporting by broader geography such as Council District, ZIP code, or census tract. Those tools allow the City to track service coverage and equity while protecting the people this program is designed to serve.

Second, we also understand the contract would require reporting the amount invoiced for each legal case, along with attorney names. This requirement does not align with how legal aid services are typically staffed and reimbursed, which is often through salary-based models and program budgets rather than case-by-case billing.

In a high-volume eviction defense program, case-level invoicing would force providers to build new tracking and accounting processes that are time-intensive and costly. The practical impact is that limited resources shift from direct services to administrative work. That is the opposite of what tenants need and what City dollars should support.

To address the aforementioned, AJSOCAL supports transparency and strong stewardship of public funds. The best path is one that protects client confidentiality and keeps providers focused on representation. We respectfully recommend:

- Anonymized case reporting (unique client/case identifiers rather than addresses)

- Aggregated geographic reporting (council district, ZIP code, census tract)
- Financial reporting that reflects real program operations (staffing, funding allocations, documented timekeeping and internal controls), rather than per-case invoicing tied to attorney names

This approach is practical, ethical, and provides meaningful accountability while keeping the program's center of gravity where it belongs: preventing displacement and keeping Angelenos housed.

Thank you for your consideration and for your continued support of eviction prevention services that stabilize families and communities. We respectfully urge the Council to direct LAHD to remove or revise these two reporting requirements so providers can protect client confidentiality, spend public dollars on direct representation rather than avoidable administrative work, and deliver the strong, accountable eviction-prevention services this program was designed to provide.

Advancing Justice Together,

Ronnette V. Ramos

Ronnette V. Ramos, Esq.
Vice President of Programs



Communication from Public

Name: Shane Henson

Date Submitted: 03/02/2026 11:58 AM

Council File No: 20-1084-S4

Comments for Public Posting: Inner City Law Center (ICLC) provides eviction defense and prevention services to low-income tenants free of charge as a subcontractor through the Stay Housed LA program. We thank you for the opportunity to continue to serve Los Angeles by offering free eviction defense legal services as part of our coalition of committed housing advocates. However, we wish to draw your attention to two areas of concern in the current contract as offered. The first is the requirement for disclosure of client addresses as part of the reporting on the contract. Second, the new requirement to report the amount invoiced for each legal case and the names of each attorney who assisted on the matter. These matters are discussed in greater detail in the letter below.



March 2, 2025

Los Angeles City Council
200 N. Spring St.
Los Angeles, CA 90012

Re: Recommendations for Eviction Defense & Prevention Services (CF 20-1084-S4)

Dear Honorable Council President and Councilmembers,

Inner City Law Center (ICLC) provides eviction defense and prevention services to low-income tenants free of charge as a subcontractor through the Stay Housed LA program. We thank you for the opportunity to continue to serve Los Angeles by offering free eviction defense legal services as part of our coalition of committed housing advocates. This step is very encouraging in the broader mission to implement the Right to Counsel ordinance to prevent homelessness through increasing legal representation for tenants facing eviction.

We wish to draw your attention to two areas of concern in the current contract as offered. First, the requirement for disclosure of client addresses as part of the reporting on the contract. Second, the new requirement to report the amount invoiced for each legal case and the names of each attorney who assisted on the matter.

Confidentiality Concerns

California Code states all attorneys must “maintain inviolate the confidence, and at every peril to himself or herself to preserve the secrets, of his or her client.” (Business and Professions Code section 6068, subdivision (e)(1); *see also* California Rules of Professional Conduct, Rule 1.6.) In Formal Opinion No. 2016-195, the State Bar confirmed that an attorney’s duty to protect client confidentiality extends to publicly available information obtained during representation if disclosure would be embarrassing or detrimental to the client. Given that the services anticipated under the contract are for eviction defense legal services, a client’s address is key information that could be used to identify and reveal information about them that would normally be kept secret under attorney-client confidentiality.

We have concerns about our ability to maintain our ethical obligation of confidentiality considering that provision. We urge the council to consider whether the oversight purpose of reporting address information can be met by other means that do not imperil our client’s data privacy, and thereby reveal that they were a subject to an eviction action.



Administrative Concerns

Additionally, we wish to voice our concerns about the new financial reporting requirements imposed in this contract. The City proposed contract requires reporting the amount invoiced for each legal case, along with each attorney who worked on the legal matter. Previously, we were only required to provide an average cost per case.

This proposed change will create administrative burdens that will detract from our primary goal of providing free legal assistance to clients facing eviction. The issue is not one of transparency, but the best use of funds. Requiring non-profit agencies to engage in many more hours of financial analysis and reporting will mean that less funds go towards representing tenants.

Conclusion

We look forward to continuing to serve tenants facing housing insecurity under this contract, should we be given the opportunity to do so. We respectfully request that the terms of the contract be closely examined for unintended consequences and unnecessary burdens on non-profit legal aid and community organizations.

Sincerely,

A handwritten signature in blue ink that reads "Shane Henson".

Shane Henson
Public Policy Advocate
Inner City Law Center

Communication from Public

Name: Neighborhood Legal Services of Los Angeles County (NLSLA)
Date Submitted: 03/02/2026 01:05 PM
Council File No: 20-1084-S4
Comments for Public Posting: Please see attached letter submitted by Neighborhood Legal Services as public comment.



Neighborhood Legal Services
of Los Angeles County

1104 E. Chevy Chase Dr.
Glendale, CA 91205

13327 Van Nuys Blvd
Pacoima, CA 91331

3629 Santa Anita Ave #109
El Monte, CA 91731

March 2, 2026

Council Members
Housing & Homelessness Committee
Los Angeles City Council

RE: Public Comment on Council File: 20-1084-S4 – Recommendation for amendments to the Stay Housed LA contract.

Council Members:

As the President & CEO of a subcontracted legal services provider within the Stay Housed LA coalition, I write to thank you for the City Council’s continued partnership and investment in the expansion of Stay Housed LA over the past five years. Through this collaboration, the program has developed into a proven, effective model for eviction defense and tenant stabilization. Our selection in the recent RFP reflects a shared commitment to housing stability in the City of Los Angeles, and we look forward to continuing to serve the community by offering critical services to those in need.

I am writing to add my voice to the chorus of concerns already submitted by the Legal Aid Foundation of Los Angeles, Bet Tzedek, and others regarding the proposed changes to the Stay Housed LA contracts, and to provide some additional input that I hope will help ensure that the final contract achieves our mutual aims.

First, I must raise serious concerns about the proposed requirement to disclose tenant addresses as part of the contract. As lawyers we are bound by a strict duty to maintain client confidentiality. We have an obligation to maintain attorney-client privilege, and sharing private confidential information and communications with our clients to an outside agency is a breach of that privilege – and one that would result in adverse consequences for our clients and for our organization. California Business & Professions Code § 6068 states: “It is the duty of an attorney to do all of the following:(e)(1) To maintain inviolate the confidence, and at every peril to himself or herself to preserve the secrets, of his or her client.” These are strict, foundational duties that maintain the integrity of the profession, and violating these duties can result in state bar discipline including suspension or disbarment. Requiring us to violate this duty to our clients puts our attorneys – and by extension, the fundamental work of our organization – at risk.

Neighborhood Legal Services of Los Angeles County | www.nlsla.org | Toll-Free Telephone: (800) 433-6251

GLENDALE OFFICE
Administrative Offices
1104 E. Chevy Chase Dr.
Glendale, CA 91205

EL MONTE OFFICE
3629 Santa Anita Ave.
#109
El Monte, CA 91731

PACOIMA OFFICE
13327 Van Nuys Blvd.
Pacoima, CA 91331

WELLNESS CENTER
Historic General Hospital
1200 N. State St., #1008
Los Angeles, CA

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Furthermore, as you may know, all barred attorneys in California must adhere to the California Rules of Professional Conduct. Rule 1.6 governs the confidentiality of information that is shared as part of the client-lawyer relationship: “(a) A lawyer shall not reveal information protected from disclosure by Business & Professions Code section 6068, subdivision (e)(1) unless the client gives informed consent,* or the disclosure is permitted by paragraph (b) of this rule.” Paragraph (b) sets forth the narrow list of extreme situations in which a lawyer may breach this privilege: to prevent a criminal act that the attorney reasonably believes will result in death or substantial bodily harm. Rule 1.6, and its related Business & Professions Code section, intentionally create an extremely high threshold for breaching the attorney-client privilege: the preservation of human life. Securing a financial contract does not fall within that carve-out. Nor would we want to condition our legal services on our clients’ agreement to waive attorney-client privilege, for myriad and obvious reasons that I trust the City understands.

I appreciate the Council’s receptivity to these concerns and welcome a conversation about how to address the City’s needs in a way that maintains our attorneys’ ability to abide by their ethical and legal responsibilities.

Second, I share LAFLA and Bet Tzedek’s concerns over the proposed change to how we invoice each legal case. It would create a significant burden on our administrative staff and would force us to redirect precious resources away from the legal work and toward administrative and compliance efforts. Our goal, which I know the City Council shares, is to maximize the reach of every dollar allocated by the City through the Stay Housed LA contract and to provide meaningful assistance to as many vulnerable tenants as possible. Revising the contract in the manner proposed will increase the administrative burden and impede the provision of legal services. I respectfully urge you to continue the practice that we have successfully employed for the last five years.

Thank you for your consideration.

Sincerely,


Yvonne Maria Jimenez
President/CEO

Communication from Public

Name: Kathryn Eidmann
Date Submitted: 03/02/2026 02:47 PM
Council File No: 20-1084-S4
Comments for Public Posting: Please see attached letter with Public Counsel's Public Comment re Council File 20-1084-S4 (Homelessness Prevention Program Contract).

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MARK ROSENBAUM
Strategic Litigation

ANA TORRES
Human Resources

JUDY VERDUZCO
Social Work



March 2, 2026

Re: Public Comment: Council File 20-1084-S4 (Homelessness Prevention Program Contract)

Dear Hon. Council President and Councilmembers:

I write to comment on behalf of Public Counsel regarding the proposed contract terms for the Homelessness Prevention Program. Public Counsel is a nonprofit legal services provider subcontracted to provide eviction defense and prevention services through the Stay Housed LA coalition. As drafted, these terms would place our organization in direct conflict with California law and our professional ethical mandates.

The requirement to report specific tenant addresses is particularly problematic. In the context of eviction defense, disclosure of a client's address constitutes confidential information protected by the attorney-client relationship because it can identify the client and reveal their involvement in an eviction case.

Under Business and Professions Code section 6068(e)(1), California attorneys are required to protect client confidences "at every peril." This is a foundational duty in our state, as reinforced by Rule of Professional Conduct 1.6 and longstanding California Supreme Court authority. Requiring disclosure of this information as a condition of a contract places our staff in an untenable position. The City's need for oversight can be fully met through the anonymized, district-level data that is already standard practice.

Furthermore, the shift toward case-by-case invoicing and the reporting of individual attorney names is not compatible with how legal aid operates. Our programs are staffed by salaried professionals who manage high-volume caseloads simultaneously; we do not function on a fee-for-service or billable-hour model.

Forcing providers to retroactively attribute specific portions of salary, benefits, and overhead to individual cases creates a significant administrative burden and increases the risk of inappropriate disclosure in a third-party funded representation. Ultimately, this requirement would divert limited time and resources away from the very tenants we are contracted to protect.

We respectfully request that the Council revise these terms, as the contract in its current form would require legal services providers to violate California law and professional ethics. We cannot undertake services under provisions that conflict with our professional duties.

Sincerely,

A handwritten signature in black ink, reading "Kathryn Eidmann". The signature is written in a cursive style with a large, stylized initial 'K'.

Kathryn Eidmann (she/her)

President & CEO

Helen & Morgan Chu Chief Executive Officer Distinguished Chair

Communication from Public

Name: Angela Birdsong

Date Submitted: 03/02/2026 11:43 PM

Council File No: 20-1084-S4

Comments for Public Posting: My name is Angela Birdsong, I am an organizer with LA CAN and I work in CD 14. Hello my name is Angela Birdsong. I am addressing Item #6 and general public comment. I am a housing rights organizer for Los Angeles Community Action Network better known as LA CAN. I work in Council District 14, and I reside in the city of Inglewood, a close neighbor of the city of Los Angeles, and I am a landlord in Hermosa Beach. Stay Housed LA program and services educate tenants of their rights, protect tenants from eviction and keep individuals and families from becoming unhoused. SHLA workshops are accessible to both virtual and in-person participants across the City of Los Angeles, including here in our community of Skid Row, especially where slumlords like Leo Pustilnikov want to evict, displaced and banished tenants, hoping no-one knows their tenant rights or have access to legal clinics. We ask all council offices to become familiar with this resource of Stay Housed LA that can offer support to your constituents in need. Also I am standing with tenants from the 18 occupied buildings out of 21 buildings purchased by Hope For An Affordable LA (HALA) regarding conditions in the buildings. Our demands are: 1. Immediate, on-site, lawful mail delivery for all 19 occupied buildings. No more excuses.? 2. Restoration of 24/7 security—not armed thugs, not intimidation, but real, tenant-protective presence—across the HALA portfolio. Thank you.