Right to Counsel Committee Agenda/Strategic Planning Notes
Wednesday, June 29, 2022, 12:00 pm Pacific Time
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Meeting ID: 812 1864 7072 Passcode: 913413
Join by Phone: 1-669-900-6833

Attendance

- ☑ ~~Justice Earl Johnson~~
- ☑ ~~Amos Hartston~~
- ☑ ~~Zach Newman~~
- ☐ Jack Londen
- ☑ ~~Koleen Biegacki~~
- ☑ ~~Lorin Kline~~
- ☐ Clare Pastore
- ☐ Diego Cartagena
- ☐ Gary Smith
- ☐ Jennifer Baldocchi
- ☐ Jonathan Libby
- ☑ ~~Judge Lisa Jaskol~~
- ☐ Neal Dudovitz
- ☐ Professor James Meeker
- ☐ Phong Wong
- ☐ Bonnie Hough

GUESTS: None

1. **Welcome**
   Amos Hartston welcomed attendees and noted that most attendees are staff therefore the notes should be circulated for member input. The full Commission is going through a strategic planning process. Each of the committees is asked to focus on the work and the plan for the next few years, how to accomplish it, and what staffing and frequency of meetings make sense.

2. **Brief Overview of the History of the Committee**
   Amos and Justice Johnson briefly reviewed the history of the committee, including the model legislation that began the Sargent Shriver Civil Counsel Act.

3. **Questions**
   A. **Are there other organizations with which the Right to Counsel Committee should collaborate? In what ways? Should we establish some formal liaison relationships?**

      Justice Johnson added the National Coalition for a Civil Right to Counsel and the San Francisco and LA Right to Counsel Coalition. Recruiting Hugo from the SF Mayor's office was suggested. Other suggestions include grassroots coalitions, for example, SAJE- Strategic Actions for a Just Economy, including housing rights organizations that may work on RtC issues. It was recommended to work with John Pollock to identify current jurisdictions in California that are considering working on RtC issues.

   B. **Should the committee write articles for publication?**

      The attendees agreed this committee should write articles and collect data; this will support the Commission in making legislative progress.

However, these activities should not be limited to just eviction. For the recent issue brief, the staff heavily relied on the current research brief from ACLU and CCRC. It was suggested to co-author with other larger organizations' reports and articles to help amplify this committee's work and CalATJ as a whole. Zach Newman will share the recent gACLU and CCRC briefs.

Overall, all work depends on staff bandwidth and resources. A suggestion was to recruit summer or year-round interns to help with the data collection, drafting, report writing, and perhaps a law firm's pro bono work.

C. What should the staff be doing to support the Right to Counsel Committee?

The committee should identify initiatives and plan to push them forward, including research, data collection, and article/report writing; however, this is a capacity question.

The state legislature seems more focused on homelessness and prevention. This is an area the committee could potentially work in, as there hasn't been as much funding in this area. An additional suggestion is to create a toolkit or guide for smaller jurisdictions – package the knowledge of the big cities for the smaller cities.

Overall, it is essential to have regular meetings with staff support to continue the momentum, however, the real work is in the various initiatives and ensuring support for that.

4. Candidates for Future Projects

A. Assist in designing an expanded version of the Shriver Civil Counsel Act.

It was suggested to increase the funding and make it permanent. Assemblymember Gabriel has been interested in the Act. Staff will reach out to Bonnie Hough as she is the staffer for this Act and may have valuable insight on what to do. Shriver is funded through court filing fees, so there may be ways to expand this, including those who don't have an impact on access. There is a movement to lower or eliminate different fees, so it will help to consider what fees could be utilized.

The committee agreed to expand this program and include it as an initiative.

B. Support existing and new initiatives in California to provide full representation at government expense in specified civil proceedings.

The attendees agreed to begin exploring other case types.

C. Encourage and participate in evaluations of the right to counsel programs in San Francisco, Los Angles, and elsewhere?

The attendees agreed the committee should engage as this fits the previous activities related to data generation, report, and article writing. The critical message is - having counsel impacts the outcome. It has been particularly persuasive in the ROI reports and cost savings, in government funds, for providing counsel. The committee should consider the key metrics and how to amplify the information while making it user-friendly.

The attendees recognize that the full Shriver report would not be read entirely due to size and details. Therefore, the committee should take any data and extensive writings about it, or any case types, and synthesize the information into a two-page fact sheet or executive summary of key findings.

D. Assemble and participate in a collaborative effort to identify criteria and methods to measure and establish with evidence the legal problems and proceedings that should be understood to require full representation for adequate access to justice.

The attendees agreed to combine this with Item B – "Support existing and new initiatives in California to provide full representation at government expense in specified civil proceedings." The committee should discuss who it should collaborate with and what case types we can pursue in California, including immigration and those with disabilities. The committee should review the ABA's Resolution 112A that listed sustenance and other categories as a starting point.

E. Develop research, policy papers, and messaging for media coverage supporting government funding for full representation in appropriate matters. (Click here for a draft Right to Counsel in Eviction Cases brief)

Amos encouraged members to review the draft issue brief linked above and provide input.

F. Attorney pipeline efforts: recruitment & retention of legal aid attorneys, specifically for housing, including 3L recruitment and PSLF/LRAP

Amos noted there were several committee members (Clare / Skip / Phong / Neal) interested in this project. Many projects have been on hold due to funding; however, we now realize its both funding and staffing. Amos would like to get this project underway and listed as an initiative. Justice Johnson raised a concern that the pipeline issue is broader than just housing and right to counsel, and maybe does not fit with the RtC committee. There was brief discussion of potentially combining this effort with other Commission and LAAC efforts on recruiting and retention, while

still maintaining a focus on a pipeline for housing attorneys in connection with RtC eviction efforts.

G. Communications / Voices for Civil Justice – bring more attention to RTC

This is an interest, but unsure if there is a sustained way to do this; perhaps partner and help the SF and LA RtC Coalition organizations to get the word out.

5. Committee Structure and Meetings

A. Is there a committee size that would maximize our effectiveness?

The attendees agreed not to limit the committee size as many in California are interested and passionate about this topic. The committee should begin recruiting for new members. It was suggested to have a few subcommittees of this committee for specific subjects/projects.

B. What characteristics should the committee consider when recruiting members?

Amos briefly reviewed the characteristics noted in the agenda. As the committee is recruiting new members, we should keep these factors in mind; an additional are those who are already active in the RtC. For example, a non-lawyer from a tenant organizer group and active in the grassroots movement.

C. What practices should the committee follow when it deals with a topic that overlaps with the subject matter focus of another committee?

Other committees have noted a concern on the overlap of efforts and discussed how to streamline them. It was suggested that we look at how the commission is working on recruiting and retention issues for the pipeline project. Amos noted that the strategic planning committee is looking at the mission and vision statements; it appears there is a focus on a continuum of services approach, therefore, this committee needs to voice its views that RtC should be protected in our mission and vision of the Commission.

D. How often should the committee meet? What has been your experience with the typical time commitment per month?

The attendees agreed that it's essential to have regular meetings once every other month with ad-hoc/subcommittees meeting in between the full committee meetings.

The pipeline project subcommittee should meet immediately before the next RtC committee meeting.

6. Other Input for the CalATJ Strategic Plan

A. Do you have other thoughts about the work the Access Commission should take on over the next several years?

At its meeting in September, the full Commission will discuss broader issues for input into the strategic plan.

Justice Johnson suggested that the committee conduct a study on the eviction process (e.g., procedures, how it works, and how it can be improved to help low-income people). Some states have better techniques and this study should include this information. Amos noted that, for example, modifications to the short timelines in eviction cases could have a major impact.

B. What goals and criteria should guide the selection of the Access Commission's highest priority projects?

No discussion.

6/29/22 To-Dos:

1. Circulate notes for member input (Item 1)
2. Zach to share the recent ACLU and CCRC briefs (Item 3b)
3. Staff to reach out to Bonnie hough re: increasing funding for SCCA (Item 4a)
4. Include the SCCA as an initiative.
5. Begin exploring other casetypes (Item 4b)
6. Begin synthesizing information from large reports and create two page executive summaries or fact sheets. (Item 4c)
7. Committee to decide who it should collaborate with and what case types to pursue in CA including immigration and those with disabilities. Review ABA's Resolution 112A's categories as starting point. (Item 4d)
8. Members to provide feedback re: Eviction Cases brief (Item 4e)
9. Begin working on pipeline project and add as a committee initiative. (Item 4f)
10. Begin recruiting new committee members - especially those already active in the RtC field and a non-lawyer from a tenant organizer group and active in grassroots movement. (Item 5a&b)
11. Hold committee meetings once every other month. (Item 5d)
12. Pipeline project subcomm meet immediately. (Item 5d)

6/29/22 Suggestions:

1. Work with John Pollock to identify current jurisdictions in CA that are considering working on RtC issues. (Item 3a)
2. To add staff bandwidth & resources for the committee, recruit summer or year-round interns to help with data collection, drafting, report writing etc. (Item 3b)
3. Communications / Voices for Civil Justice - perhaps partner and help SF and LA RtC Coalitions. (Item 4g)
4. RtC Committee voice its views that RtC should be protected in CalATJ mission and vision of the Commission. (Item 5c)
5. The Committee to conduct a study on the eviction process. (Item 6a)

Monday, March 7, 2022 at 4 p.m.

CalATJ Right to Counsel Committee Agenda and Notes

1. Attendance

Amos Harston
Justice Earl Johnson
Lorin Kline
Zach Newman
Jasmine Kaddoura
Prof Jim Meeker
Clare Pastore
Diego Cartagena
Phong Wong

1. Status of RTC in Los Angeles (Diego Cartagena)
    a. Los Angeles is looking for a champion at the county and state level to codify RTC in LA. They are in talks with reps at the county and city to secure ongoing funding with Stay Housed LA.
    b. Maybe the Access Commission can try to access all of the data across the state and make a report on RTC efforts/ outcomes. Are they using the same metrics and tracking the same data? How much data do they have and is it consistent across the Bay Area and LA?

2. New York report (Zach Newman) Positive findings that majority of tenants got some sort of legal help; from advice to full representation. Every tenant with full representation was able to stay in their house.

3. Potential areas of focus for Committee goal: --Pipeline--Supporting existing RTC efforts whenever possible--Supporting or encouraging local RTC efforts outside of SF and LA - sharing best practices, connecting advocates, etc. --Publishing reports, articles, etc. to impact the statewide conversation around RTC. Report on the outcomes and/ or ROI in RTC advocacy efforts.
    a. Zach will synthesize some data from several reports so the committee can have all the relevant data in one place.

Tuesday, September 7, 2021 at 12 p.m.

CalATJ Right to Counsel Committee Agenda and Notes

1. Attendance

Amos Harston
Lorin Kline
Zach Newman
Jasmine Kaddoura
Jonathan Libby
Prof Jim Meeker
Clare Pastore

GUESTS:

- Skip Koenig

4. Status of RTC in Los Angeles (Skip Koenig)

RTC started in LA about 3 years ago. They received $3M in LA city budget for RTC in a small number of zip codes with full services. They were unable to implement this program due to COVID. About 1 year ago they implemented Stay Housed LA, which came out of RTC. They continue to meet as RTC in some spaces and Stay Housed in other spaces. It's on the city and county level. It was approved by the county first. It was rolled out countywide and the funding is limited.

The anticipated tsunami of evictions never hit. A number of protections still remain in place on the city and county level. Over the last 3-4 months they have seen an increase in eviction cases that have been filed. Initially there was zero demand for their "answer" clinics but over the last month it has ticked up. Their self-help clinics through Shriver and others have seen an uptick in UD cases. They anticipate that it will pick up again after March. Relatedly: civil cases that can be brought due to unpaid rent. All of that back rent was due last month, so they're expecting to see an increase in cases in small claims and limited civil. The number of cases they thought there would be haven't shown up and they think that is due to the ERAP program, which has provided a lot of assistance to tenants but it is over-subscribed in California.

They are trying to meet with every LA city council member to ask for 2 years of funding, top keep services at the same level that they are now. They're asking for certainty so they can go out and hire people. Without knowing what the funding will be they can't hire.

Clare Pastore asked about the federal funding. Skip explained there was a committee set up at the city level that is in charge of the distribution of the federal funds. They're trying to push to get some of that federal funding

allocated to Stay Housed LA. They're emphasis is on the services being provided so they're pushing Stay Housed right now.

California got around $5.2B in rental assistance.

5. Update on AB 1487 (Lorin)

   Planning to request $150M for a similar program.

6. Work plan and goals for the committee
   a. Communications for RTC; maybe working with California Voices. Bring more attention to RTC and the fact that it's not moving forward much in California. Maybe a report…
   b. A paper on model language, or best practices.
   c. Supporting AB 1487 and other RTC efforts in other cities
   d. Clare suggests asking the other RTC groups what they think would be the most helpful way for the Access Commission to help
   e. Clare says the two most important projects the RTC committee did in the past were (1) talking points on RTC, and (2) a paper on RTC(?)
   f. Zach suggests exploring Recruitment and Retention for 3L law students interested in RTC work
   g. Pipeline issues for PSLF and other issues related to recruitment and retention of legal aid attorneys

Tuesday, September 7, 2021 at 12 p.m.

CalATJ Right to Counsel Committee Agenda and Notes

1. Attendance

Hon. Earl Johnson
Amos Harston
Lorin Kline
Zach Newman
Jasmine Kaddoura
Neal Dudovitz
Bonnie Hough
Judge Lisa Jaskol
Jonathan Libby
Jack Londen
Professor James Meeker
Clare Pastore
Phong Wong

GUESTS:

- Trinidad Ocampo
- Ryan Murphy

2. Agenda

1. Status of eviction RTC in various parts of the state

A. Los Angeles (Trinidad Ocampo, Neighborhood Legal Services of Los Angeles)

There is a push to codify RTC and general consensus is that it is important to move forward on. There are a lot of funding options out there to continue this work. The Stay Housed Collective went into effect right before the pandemic. They would ultimately roll into and become the RTC project. They had projected $12M but it was reduced to $6M for their budget. They are looking at an increase in budget for next year, around 9 or 10M. Funding extended through December 2022 on the county-side. They may also extend funding through the city. If they get the project codified they think the funding will follow.

They believe they will still have a funding issue. Each large legal aid organization is experiencing a 10-20% staffing issue between their RTC grants. The need is so significant but they can't find the staffing to address the needs.

There is some discussion for how to encourage current housing attorneys to become managers/ supervisors/ trainers to train new/ younger attorneys in housing. Should there be a separate working group to address this issue?

B. San Francisco (Ryan Murphy, Deputy Director of Litigation and Policy at the Eviction Defense Collaborative)

Prop F/ RTC gave every tenant in SF the right to counsel except for subtenants or tenants who live with landlords. They built the system on top of the existing system in place in SF. Clients reach out to them. The clients first point of contact is EDC. There is a legal clinic and litigation clinic. They currently have 10 attorneys.

Prior to COVID they were covering about 60-70% of the tenants who came in. They would do limited scope representation at least, divided up other legal services orgs that are doing eviction work in the city. Since COVID they've been able to take every case that comes in, in part due to fewer cases coming in due to non-payment. They anticipate being able to serve fewer once the eviction moratorium ends on October 1. Originally they had a first come first serve model but now they are assessing based on need (such as having children, etc.). One complaint the attorneys made is that there is no income limit so in the first-come-first-serve model there would be imbalance in the people being helped.

There is some discussion about the parameters being used to determine who they should help first.

They are hiring more attorneys currently, and are also having issues with hiring. They have a successful fellowship program.

Rental assistance is a big part of their program. They have rental assistance coordinators.

Justice Johnson asked how the rental assistance program is going.

C. Other cities / counties

2. Status of federal eviction defense funds (use of American Rescue Plan funds and other funding)

Lorin gave an update on the ARP funds. The major ones are: the State fund and the Emergency Rental Assistance program. They come to CA from the Feds from two paths. State allocations and direct allocations to cities and counties.

LAAC and the ETC Coalition has been advocating for the funds to be used for legal services. One of them is Homelessness Prevention which is 80M over 3 years.

The Emergency Rental Assistance program hasn't been allocated to legal services yet. Most will go to tenants to pay rent but 10% will go to others, which we're trying to get to legal services.

This is an overlapping effort from AB1487, the Statewide RTC bill. There is a new plan for funding advocacy for 1487 now.

Jim

3. Status of applications to the Access Commission for eviction funding (deadline 8/31/21; tentative grant awards 9/20/21; funds by 10/1/21).

The Access Commission has two new grant streams. One is funded through Cal Endowment to help BIPOC communities access eviction funds in anticipation of the eviction tsunami. GRants will be distributed starting October 1. There is a requirement to partner with community based organizations.

The other grant stream is from the state and is called the Infrastructure and Innovation grant. The Access Commission has received $5M for this. They will start granting funds March 1. They will hold a webinar to discuss what ideas might be eligible for this grant and what might be worthy of consideration. There is a suggestion to partner with community based organizations.

4. Unlawful Detainer Mediation project

We have acquired Tiela Chalmers and Diana Kruze as consultants for this new project to help train mediators to mediate between tenants and landlords. This is an alternative for tenants who wouldn't be able to receive representation through legal aid. We had 200 people join the webinar who have volunteered to be "attorney of the day" to mediate.

Diana has about 4M in applications for rent subsidies. At least 7 counties have said they are interested in participating.

5. Status of statewide RTC (AB 1487 & funding).

6. Plans for coordinated eviction defense efforts when moratorium ends

Wednesday, February 17, 2021 at 3 p.m.
CalATJ Right to Counsel Committee Agenda and Notes

1. Attendance

- ✓ Hon. Earl Johnson
- ✓ Amos Harston
- ✓ *Lorin Kline*
- ✓ *Zach Newman*
- ✓ *Jasmine Kaddoura*
- ✓ Jennifer Baldocchi
- ✓ Salena Copeland
- ❏ Neal Dudovitz
- ✓ Bonnie Hough
- ✓ Judge Lisa Jaskol
- ✓ Jonathan Libby
- ✓ Professor James Meeker
- ✓ Clare Pastore
- ❏ Gary Smith
- ✓ Phong Wong

GUESTS:
- Hugo Ramirez
- Barbara Schultz

MEMBERS OF THE PUBLIC:
- Derrius Jones (LAAC Racial Justice Coordinator)

2. Chairs Welcome & Report

3. Announcements

4. Business

A. Updates on status of RTC movement in California

- San Francisco Right to Counsel
  - Guest speaker: *Hugo Ramirez, Mayor's Office of Housing and Community Development*
    - Extreme amounts of unpaid rent currently exist in SF
    - Nonpayment evictions still not happening, thanks to AB 3088 and SB 91, BUT many nuisance evictions are still happening - people of color and residents of subsidized housing are over-represented in these evictions
    - City budget has shortfalls, but leadership is committed to not cutting tenant RTC counsel funding (currently ~$11m annually)

- Emergency rental assistance - part of second relief package - created $25b nationally - SF will receive $54.4 million
    - CA received an allocation AND any municipality over 200k
    - SB 91 governs how the state's share goes out - not centered on vulnerable tenants, more about debt relief than about keeping people housed
    - CA gave SF three choices - give us your allocation and we will allocate, we will give you your share and you allocate, OR we have concurrent programs. SF went with the third option, so that they may serve the most vulnerable and focus on housing stabilization
        - State had issued a lot of unfriendly guidance, essentially advising to go with the third option at your own peril
        - Confusion is created with option C - same federal regulations but varying local regulations
        - For this reason, many places went with option A or B
        - Amos: Any movement from places that went with C to coordinate or collaborate with each other? Hugo: SFs program is evidence-based and will launch in April, part of a regional effort.
    - BCSH is working with SF to prevent any duplication
    - Mayor has approved certain funding proposals using 3rd round CARES Act funds which includes capacity building support for rental assistance providers and tenant counseling funding
- Bonnie: In your conversations with housing court in SF, what kinds of things do they think might be helpful? Hugo: We have been working with court administration, as well as getting Judge Haynes from housing court on board. They have discussed the need for more resources and the difficulties in adapting to the new normal of using zoom and the pro tem judge program. They have also been working with BASF and their ADR folks to help figure out an alternative, but they are really deferring to the court to understand where they need resources.
- J.Johnson: How many nuisance evictions are you seeing? Hugo: These had always been a significant portion of the eviction cases (close to half). Now that it is only the nuisance cases, RTC program attorneys are better able to provide full scope rep, though it is very difficult during the pandemic. Are these being used as a substitute for nonpayment? Hugo: Fortunately, we are not seeing a lot of that.
- Amos: Any plans to increase funding for RTC, particularly once the moratorium ends? Hugo: In SF, Prop C from a few years ago created a

tax that generates $300m annually to address homelessness and within that, there's a up to 15% bucket for prevention. We are working on a proposal that includes funding for tenant right to counsel. There is an oversight committee that is very sensitive to supplanting, so that could be a barrier. But for now the plan is to fully fund it through Prop C.
- J.Johnson: Are you aware of other RTC efforts in the bay area? Hugo: No, but he can investigate. Most places aren't as well-resourced as SF, so it is hard for them to create a similar program.
- Amos: We want to stay in touch with you. I'd like us (the RTC Committee) to stay focused on RTC funding issues after the moratorium ends. We certainly want to know how we can be supportive on that piece.

    - Guest speaker: *Martina Cucullum Lim (and/or Ora Prochovnick, Ryan Murphy), Eviction Defense Collaborative*
        - [EDC did not attend and thus gave no report.]

- Los Angeles Right to Counsel
    - Guest speaker: *Barbara Schultz, Director of Litigation & Policy, Legal Aid Foundation of Los Angeles*
        - General update on what is happening on the ground:
            - Unconfirmed, but she hears that LA County went with option A and the city of LA and Long Beach went with B.
            - Huge uptick in tenant harassment and illegal lockouts - huge need for a fix, because right now there is now expedited legal remedy to get people back in. Other states have a dedicated TRO procedure, so that's an option.
            - Unlike SF, LA does also see nuisance evictions used as a pretext to get people out
                - They are getting some summary judgement motions granted, but in many instances they are having to keep going to court, just to have the cases get continued because they can't seat a jury.
            - Big increase in evictions in the last quarter of teh year
        - RTC update
            - StayHousedLA turned into a county-wide, all 11 courts program - no longer a true RTC program but rather an increased tenant representation program
            - Much structure was maintained, though. Eviction defense and prevention are still a big part, still includes outreach and education from legal services providers as well.

        - Organizers have reached over 20k households by text or phone; also utilizing a big ad campaign
        - Over 8k households have received limited action services so far
        - Very close to signing a contract with the city of LA which will nearly double their resources for this program.
        - Trying to get ready for things to blow up in July if SB 91 is not renewed.
        - LA is using CARES Act CDBG funds, which has limitations
    - Rental assistance component - hasn't been utilized yet, but it will be soon.
    - Amos: Is there any talk of going back to the idea for the original rollout for LA which would have been a true RTC program? Barbara: Lots of funding is being used in different ways now, so it is unclear.
    - Asian Americans Advancing Justice - Los Angeles will soon be added to the contract which will increase language access.
    - Amos: Any planning happening around future rental debt issues? Barbara: They have discussed how it can potentially be negotiated away. LAFLA also got an EAF grant for a small claims program - there will be clinics where they can help people.
    - J.Johnson: Is there any coordination with Shriver? Barbara: Yes! It is the same orgs getting all the different funding sources, so an individual will be helped by different grants depending on where they are and other factors.
    - Amos: Same question as above - will there be increased resources once the moratorium ends? Barbara: The city contract will help. They are also doing a lot of work to educate people about the moratorium - when everyone is saying their is a moratorium, people think they can't be evicted at all and then don't respond properly.
    - Major issue in LA right now - LA court wants to do in person for eviction court and housing court and it is not safe. Several organizations just sued the court to change this.
    - We've been talking a lot about trying to figure out a permanent funding source. CARES Act funding will go away and this is not just a pandemic problem.
    - The RTC Coalition is really interested in a codified RTC. Then there might be more effort to find funding.

- Statewide Right to Counsel
    - Work on statewide RTC bill with Assemblymember Gabriel
        - After last year's bill was unsuccessful, Gabriel is again working with a coalition of folks to introduce a new bill.

- This bill may be pared down from last year's bill to give it a greater likelihood of success.
- Many conversations are happening about how to fund this.
- Bill is still in early stages - may be more opportunity to support this in the future as the bill takes shape.

B. Discussion of current state of the law with respect to extension of tenant protections

- Materials attached for reference:
  - Text of SB 91 (COVID-19 Tenant Relief Act - extension of eviction moratorium/tenant protections)

- Hugo: SB 91 was a very messy bill with many drafting errors, especially when it comes to programs that went with option C (discussed above). They have talked to Assm. Chiu about cleaning this up in the future.

C. Discussion of best way for CalATJ to engage and support ongoing efforts

How can this committee get involved?

- *Statewide efforts* are definitely one option
- Figuring out how to *fund* the work is key
- *Pipeline issues* are another possibility
  - Salena: Hiring attorneys to do this work is a challenge - There are a lot of conversations happening about how to get enough attorneys and also attorneys that are trained and supervised and have experience.
  - It is also worth thinking about the fact that the lowered cut score for the bar exam means more new attorneys. Perhaps there could be some kind of program to train people for this work.
  - Phong: Legal aid may be able to handle some kind of apprentice program - LAFLA has gotten a few inquiries and is hiring.
  - Clare: Are there partnerships with law schools right now? We don't have a housing clinic or any housing law courses, but with some funding that is certainly something they could do. It would be a way to get students experience so they could jump right into that work after graduating and already have some experience. Nobody is aware of any formal partnerships with law schools, though LAFLA does some partnering with law schools. Phong: PBtraining.org also has housing training modules that have been visited heavily during the pandemic. One of LAFLA's partners just took on 17 law students to handle the huge volume of people just needing to be briefly advised. Clare: There are tons of students that want and need PB hours and are having a harder time getting them now that so many clinics are closed or have slowed down.

    - Amos: Happy to convene a call with law schools and providers to convene a call about pipeline issues.
- Amos: Housing is a practice area on the table now for the Paraprofessional pilot. Amos spoke out against it, but the huge amount of need makes it an attractive practice area for trying this. He is very interested in getting feedback about what, if anything, a paraprofessional might be able to do in the housing context.

5. Next Steps & Adjourn