

Hayward Legal Services

Preventing displacement for tenants in Hayward

The Hayward Expansion Program launched in July 2023 with temporary funding from the American Rescue Plan Act (ARPA). Centro Legal de la Raza (Centro Legal), Housing and Economic Rights Advocates (HERA), and My Eden Voice (MEV) partnered to deliver anti-displacement legal and supportive services to low-income, historically underserved tenants residing in Hayward.

Our prevention model emphasizes early intervention to resolve housing issues and eliminate the threat of displacement before court proceedings are initiated

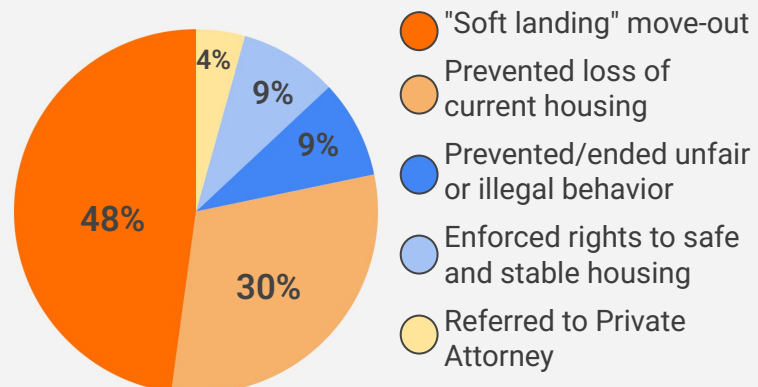
- **Legal Representation:** Full-scope representation in **eviction proceedings**, including drafting legal pleadings, filing motions, conducting discovery, engaging in settlement negotiations, and providing trial representation when necessary.
- **Legal Consultation:** Limited-scope services such as reviewing eviction notices and **rent increase** notices, drafting demand letters, and offering detailed legal advice on matters including **unlawful eviction threats**, **habitability** violations, **subsidized** housing issues, and landlord **harassment**.
- **Education & Outreach:** Know-your-rights presentations, **training and capacity-building** for leaders and service providers to expand outreach and tenant engagement, **flyering** outreach, and **distribution of informational materials** to increase tenant awareness and capacity, including on Hayward's Rent Stabilization and Tenant Protection Ordinance.

110	Tenants received legal consultation
23	Tenants received legal representation
11	KYR Workshops
180	Attended KYR Workshops
13	Resident leaders trained in engagement
3,231	Tenants engaged with legal resources
6,004	Flyers distributed

96% of tenants provided with legal representation reached a favorable resolution.

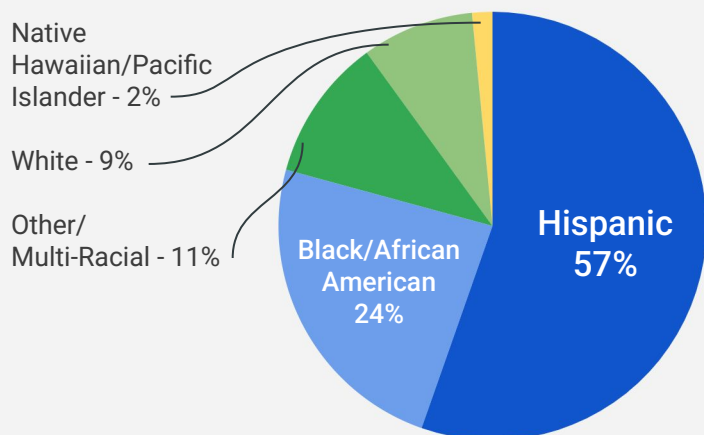
For clients facing eviction, successful outcomes included remaining in their homes or securing additional time and resources to support a safe transition. These interventions directly contributed to preventing homelessness and reducing future housing instability.

FY 23-25 Legal Representation Case Outcomes



This program has been instrumental in expanding access to housing legal services for tenants in Hayward, successfully **embedding tenants' rights knowledge and increasing access to justice**. While the program is ending, the strengthened relationships between Centro Legal, HERA, and MEV with the community will endure. **We remain committed to supporting tenants in these areas to achieve healthy, stable, and affordable housing.**

Client Demographics



Legal services are critical for vulnerable residents in Hayward, who face the highest risks of homelessness but are often the least aware of available resources.

52% of all clients served faced the threat of eviction, either through receiving a notice to end tenancy or an Unlawful Detainer (eviction)

Workshop evaluations show that 84% of participants gained knowledge and felt more prepared to navigate local and state tenant protections.

At-risk populations

- **100% Low-income**
- **72% Extremely Low Income**
- **91% BIPOC (Black/African American, Indigenous, and People of Color)**
- **45% Disabled/Special Needs**
- **19% Female-Headed Households**
- **15% Elderly Household**

Legal consultations helped keep multiple tenants stably housed by empowering them to assert their rights. Unfortunately, "**informal evictions**"—where tenants leave after eviction threats—are common, especially in marginalized communities. These consultations are crucial to combat misinformation and prevent such evictions.

Client story: My Eden Voice (MEV) supported Mr. J, an older, monolingual Spanish-speaking tenant who had been enduring unsafe living conditions due to his landlord's ongoing failure to make critical repairs to his unit. When MEV outreach staff conducted door-to-door engagement in his neighborhood, they met Mr. J and shared information about tenants' rights and available legal resources. At the time, Mr. J expressed deep frustration and a sense of hopelessness. MEV took the time to explain his legal protections as a tenant - particularly around habitability standards and the landlord's responsibility to provide safe and livable housing. They connected him to Housing and Economic Rights Advocates (HERA), where he was able to receive a legal consultation. For Mr. J, this connection was a turning point, offering the critical support he had long hoped for and empowering him to begin asserting his rights.