



**Agenda**  
**Housing, Urban Development & Zoning Committee**  
**Regular Meeting**  
**St. Louis Board of Aldermen**  
**Wednesday, November 19, 2025 - 6:00 PM**  
**Kennedy Room**

President Megan Green  
Alderwoman Shameem Clark-Hubbard, Chair  
Alderwoman Alisha Sonnier, Vice Chair  
Committee Members:  
Alderman Shane Cohn  
Alderwoman Anne Schweitzer  
Alderwoman Laura Keys  
Alderman Michael Browning  
Alderman Rasheen Aldridge

**Order of Business**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

None

**IV. Board Bills for Review**

None

**V. Resolutions for Review**

None

**VI. Committee Discussions**

(The committee will discuss the following and take public comment on the following).

**Item Number 1**

**Right to Counsel Discussion**

The committee will get updates from the St. Louis City Department of Human Services (DHS), the Legal Services of Eastern Missouri (LSEM) and community organizations about the program and progress created through the City ordinance called (Board Bill Number 59) "Right to Counsel."

**VII. Acknowledgment of Any Written Testimony**

**VIII. Announcements**

**IX. Excused Members**

**X. Adjournment**

# Housing Eviction Law Program St. Louis City (HELP-STL City)

HUDZ Committee Meeting Presentation  
November 19, 2025



Daniel Buran, Program Director/Attorney  
Shawn Caruso, Senior Staff Attorney



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## HELP-STL Overview

- Right to Counsel Bill (BB 59)
  - Passed in 2023
  - After bid and contract process, Legal Services of Eastern Missouri began services in August 2024
  - Pilot program called HELP-STL because limited funding does not currently allow for a true right to counsel as prescribed by the ordinance
- Contract Requirements
  - Work on 520 cases over a two-year period
  - On pace to exceed this requirement
  - 500 people per year with legal info and referrals
  - Year 1 = 1,025 people
  - Primarily through LSEM court table/help desk on 8<sup>th</sup> floor of Civil Courts Building
- Staffing – 2.93 FTE staff
  - 2.5 FTE attorneys
  - .43 FTE paralegal/housing advocate

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## HELP-STL Overview

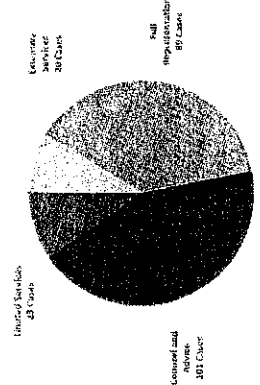
August 1, 2024 to September 30, 2025

HELP-STL served 1,556 households – impacting at least 1,962 people – through direct legal assistance and legal information/referrals in its first 14 months of operation.

### Direct Legal Assistance

- 367 unduplicated client households (233 concluded; 134 households in progress)
- 462 adults and 311 children impacted
- 385 legal cases handled (233 concluded; 152 cases in progress)

Level of Service – 233 Households Concluding Direct Legal Assistance



### Legal Information and Referrals



- Primarily through weekly outreach at court table/help desk at St. Louis City Circuit Court
- 1,189 people/households received legal info and referrals through weekly outreach

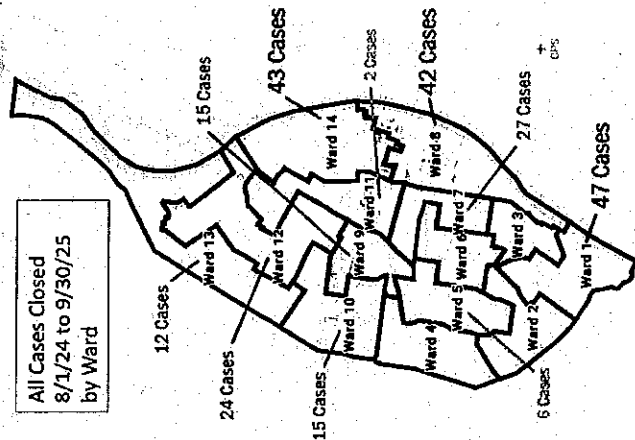
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## Location of 233 Households Concluding Legal Assistance\*

- HELP-STL has provided direct legal assistance to households in 10 of the City's 14 wards.
- More than half (56%) of HELP-STL clients reside in Wards 1, 8, and 14.
- Over three-quarters (77%) of HELP-STL clients that concluded services reside in the City's "top 10" zip codes for eviction filings

| "Top 10" Zip Code | Number of Cases Closed |
|-------------------|------------------------|
| 63116             | 27                     |
| 63118             | 27                     |
| 63106             | 25                     |
| 63111             | 20                     |
| 63112             | 15                     |
| 63104             | 18                     |
| 63108             | 15                     |
| 63103             | 12                     |
| 63101             | 11                     |
| 63115             | 11                     |

\*Demographic data, including location information, is reported to the St. Louis City Department of Human Services on closed cases only.

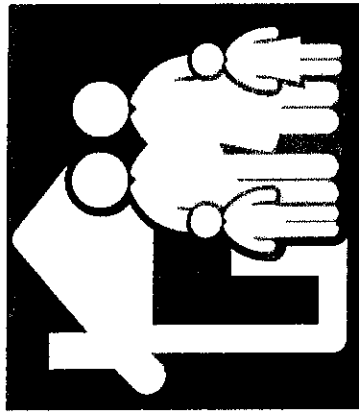


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## Demographics Highlights - Characteristics of the 233 Clients/Households Concluding Legal Assistance

- 83% of clients identify as African American
- 74% identify as female
- 41% have children under the age of 18 in the household
- 72% of households have incomes under 30% of the Area Median Income
- 61% of households receive some type of public assistance



## Impact of Work

- Knowledge is power. All clients receive legal information and advice that allows them to make informed decisions related to their housing crisis and empowers them to assert their rights in their current case and in the future.
- 100% of clients who received a level of service higher than counsel and advice had one or more favorable outcomes as a result of services, including –
  - Cases dismissed
  - Default judgments avoided
  - Monetary judgments, attorney's fees, late fees, court costs, and/or bank rent avoided\*
  - Security deposits returned\*
  - Financial assistance for rent/utilities obtained from 3<sup>rd</sup> party organizations\*
  - Additional time to relocate obtained
  - Sheriff's evictions avoided
  - Existing housing retained
  - Successful relocation to new housing
  - Security level of evictions raised in CaseNet removing cases from public view
  - Payment plans negotiated
  - Section 8 and other housing subsidies preserved keeping rents affordable
  - Illegal lockouts prevented

\*HELP-STL had a direct financial impact of \$386,720.68 for clients in the first 14 months of services.

- 52% of clients who received a level of service higher than counsel and advice remained in existing housing or successfully transitioned to new housing during representation as result of legal assistance provided.



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800-444-0514  
[www.lsem.org](http://www.lsem.org)



**Main Office**  
701 Cabot St., Ste 1100  
St. Louis, MO 63101

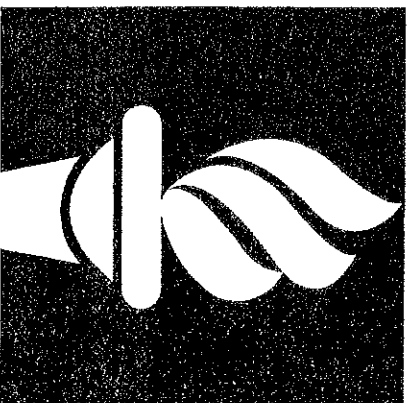
**Neighborhood Advocacy Office**  
2702 N. 12th St.  
St. Louis, MO 63106

**Hannibal Office**  
301 Broadway  
PO Box 1275  
Hannibal, MO 63447

**Union Office**  
20 South Church St., Suite C  
Jefferson, MO 63104



**Legal  
Services**



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20 South Church St., Suite C  
Union, MO 63084



# Missouri Eviction Law 101

- Rent & Possession (Chapter 535)
  - Can ask for possession of property and any unpaid rent, attorney's fees, and other damages/charges
  - Paying off the unpaid rent will stop the case
  - 66.52% of our clients have been sued for rent & possession
- Unlawful Detainer (Chapter 534)
  - Can ask for possession of property and double the fair market value of rent for the property
  - 8.15% of our clients have been sued for unlawful detainer

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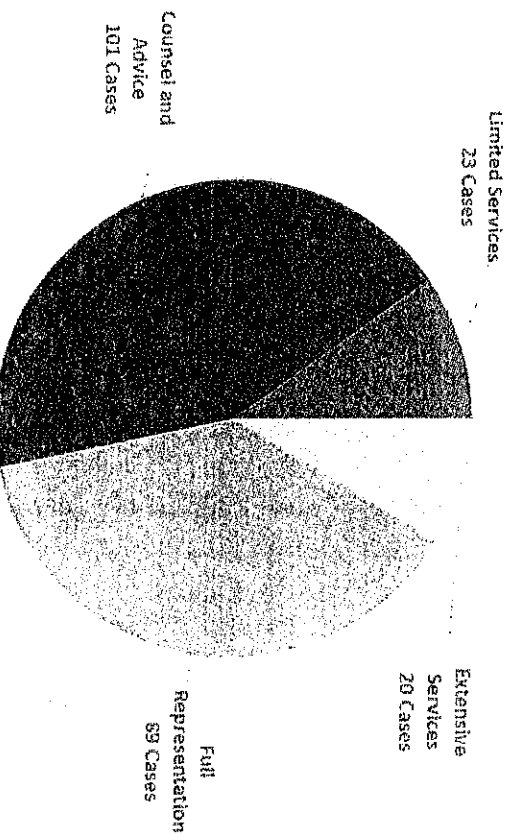
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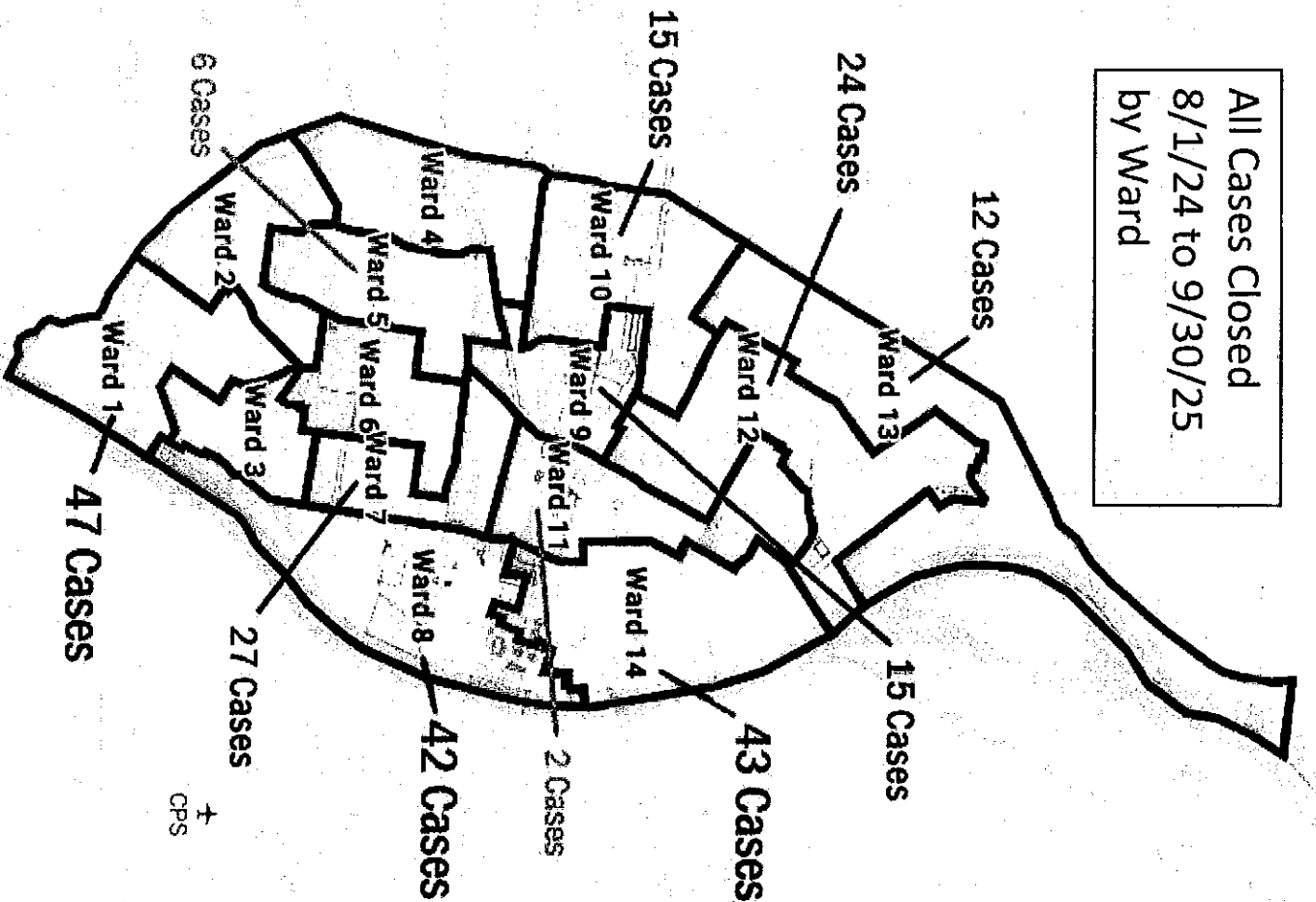
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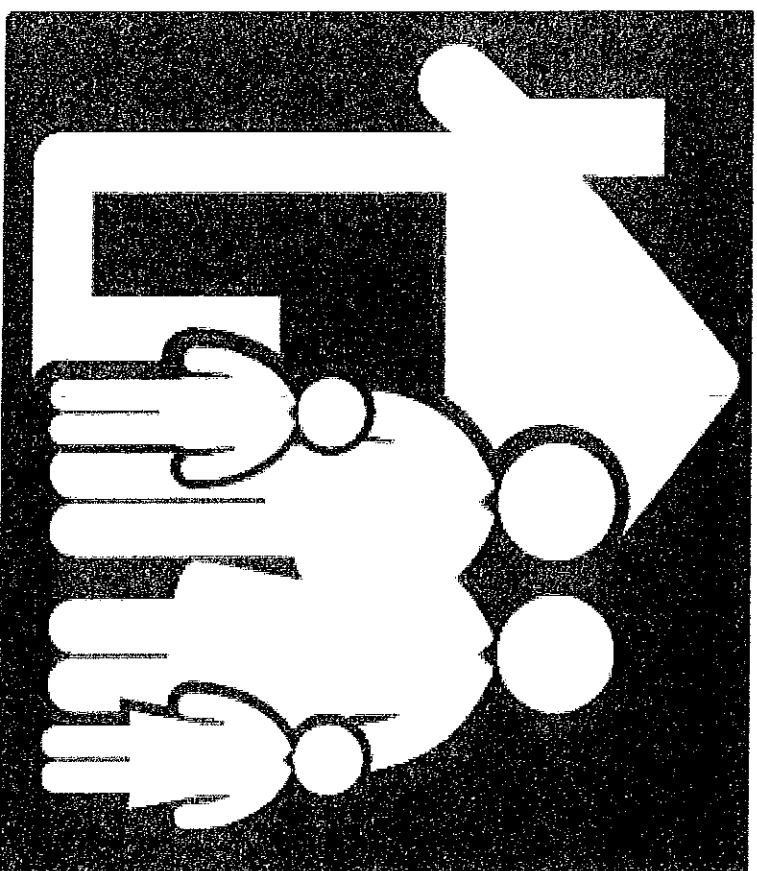
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Legal Services of Eastern Missouri  
Housing Eviction Law Project – St. Louis (HELP-STL City)  
September 2025 Summary Report

**I. OVERVIEW**

During September 2025, Legal Services of Eastern Missouri's HELP-STL City program provided legal services to 171 clients at-risk of eviction. This includes 151 clients (with 153 legal cases) who carried over from services in August, 19 new clients who entered the program during September, and 1 prior HELP-STL City client for whom we opened a new legal case related to eviction prevention. One additional legal case was also opened in September for a current client with a second legal matter related to eviction prevention.

Legal Services closed 27 legal cases in September 2025. No clients withdrew or were discharged before services concluded. A summary of the demographic and household characteristics of clients with closed legal cases is included in Section III of this report. Seven clients with cases closed in September received counsel and advice thereby improving their ability to make informed decisions related to their threat of eviction; three received brief services; fifteen received full legal representation in court-related matters; and two received other extensive legal services. Case summaries for two clients who received full legal representation are featured in Section II of this report.

At the end of September 2025, 144 HELP-STL City clients had 147 cases that were still in progress and carried into the month of October. As of the drafting of this report, 95 cases still in progress were in various phases of active representation including investigation of facts; document drafting (e.g. pleadings, motions, settlement agreements, legal advice to client, demand letters, etc.); preparation for depositions, discovery, or trial; settlement negotiation; and/or other case work. Thirteen cases still in progress had already reached settlement agreement and were being monitored for settlement performance (i.e. fulfillment of the terms of settlement agreement between the opposing parties, typically the tenant and their landlord). Thirty-nine additional cases still in progress were nearing completion and preparing for closure.

In September 2025, Legal Services also provided legal information and referrals related to eviction prevention to 86 people through Legal Services' Court Table located outside of the housing docket at the St. Louis City Circuit Court.

Twenty-four applicants to HELP-STL City were rejected in September. All were rejected due to lack of Legal Services' resources (i.e. advocates were at workload capacity). Applicants include only those individuals who spoke to an intake worker or completed an online intake form. Please note that most weeks, Legal Services hits capacity for accepting new referrals by Tuesday or Wednesday. At that point, an "away message" is posted on the HELP-STL City intake line on our phone system informing prospective applicants that we are unable to accept additional cases for the week. We are unable to track prospective applicants who call after the "away message" is set.

In summary, during the month of September 2025, HELP-STL City served a total of 257 residents of the City of St. Louis who were at-risk of or facing eviction through legal representation, information, or referrals.

| September 2025 – HELP-STL City Service Delivery Summary            |               |
|--------------------------------------------------------------------|---------------|
| Type of Service                                                    | Number Served |
| Clients with Legal Cases In Progress at Beginning of Month         | 151           |
| New or Prior HELP-STL Clients with Legal Cases Opened During Month | 20            |
| Legal Information and Referrals                                    | 86            |
| <b>TOTAL Served in September 2025</b>                              | <b>257</b>    |

Since services began in August 2024, HELP-STL City has served a total of 1,556 residents of the City of St. Louis who were at-risk of or facing eviction.

| Served To-Date – HELP-STL City Service Delivery Summary |                    |                                |                                                               |                           |
|---------------------------------------------------------|--------------------|--------------------------------|---------------------------------------------------------------|---------------------------|
| MONTH                                                   | Number Served      |                                |                                                               | TOTAL<br>People<br>Served |
|                                                         | NEW Legal<br>Cases | NEW<br>Unduplicated<br>Clients | Number of<br>People<br>Receiving<br>Legal Info &<br>Referrals |                           |
| Aug-24                                                  | 58                 | 58                             | 153                                                           | 211                       |
| Sep-24                                                  | 20                 | 20                             | 75                                                            | 95                        |
| Oct-24                                                  | 32                 | 32                             | 67                                                            | 99                        |
| Nov-24                                                  | 22                 | 21                             | 41                                                            | 62                        |
| Dec-24                                                  | 17                 | 16                             | 40                                                            | 56                        |
| Jan-25                                                  | 26                 | 25                             | 74                                                            | 99                        |
| Feb-25                                                  | 32                 | 31                             | 68                                                            | 99                        |
| Mar-25                                                  | 34                 | 29                             | 117                                                           | 146                       |
| Apr-25                                                  | 22                 | 20                             | 89                                                            | 109                       |
| May-25                                                  | 23                 | 21                             | 74                                                            | 95                        |
| Jun-25                                                  | 24                 | 23                             | 123                                                           | 146                       |
| Jul-25                                                  | 33                 | 31                             | 104                                                           | 135                       |
| Aug-25                                                  | 21                 | 21                             | 78                                                            | 99                        |
| Sep-25                                                  | 21                 | 19                             | 86                                                            | 105                       |
| <b>TOTAL To-Date</b>                                    | <b>385</b>         | <b>367</b>                     | <b>1,189</b>                                                  | <b>1,556</b>              |

To date, HELP-STL City has had a direct financial impact of \$386,720.68 on renters at-risk of or facing eviction. This includes monetary judgments, attorneys fees, late fees, and back rent avoided; negotiated reductions in amount of rent or fees owed; a negotiated "cash for keys" settlement; financial assistance obtained from third party resources; and a security deposit returned.

| DIRECT FINANCIAL IMPACT OF REPRESENTATION |              |
|-------------------------------------------|--------------|
| Month                                     | Amount       |
| Aug-24                                    | \$8,644.50   |
| Sep-24                                    | \$335.00     |
| Oct-24                                    | \$3,925.00   |
| Nov-24                                    | \$10,104.37  |
| Dec-24                                    | \$46,836.34  |
| Jan-25                                    | \$8,218.00   |
| Feb-25                                    | \$21,167.23  |
| Mar-25                                    | \$33,628.00  |
| Apr-25                                    | \$63,167.94  |
| May-25                                    | \$21,847.73  |
| Jun-25                                    | \$40,961.90  |
| Jul-25                                    | \$40,385.00  |
| Aug-25                                    | \$23,863.70  |
| Sep-25                                    | \$63,635.97  |
| TOTAL                                     | \$386,720.68 |

## II. CASE SUMMARIES

### Case Summary 1:

Ms. KK, an elderly Section 8 recipient, was sued by her landlord for rent and possession. She was blindsided when she received the summons for the lawsuit because she did not know she owed her landlord any unpaid rent. She was also concerned because she lived on a fixed income, and the lawsuit put her Section 8 voucher in jeopardy. An attorney from HELP-STL entered his appearance on Ms. KK's case and began investigating the situation. He discovered discrepancies on Ms. KK's rental ledger and learned of a series of misunderstandings between Ms. KK and her landlord regarding Ms. KK's portion of the rent under the Section 8 program. Consequently, Ms. KK had been underpaying her rent and accruing excessive late fees. Ms. KK's attorney was able to negotiate a settlement whereby the landlord would dismiss the lawsuit if Ms. KK would promptly vacate the premises. Ms. KK vacated as agreed. The lawsuit was dismissed, and she avoided a money judgment of more than \$4,300. Ms. KK also remained in good standing with the Housing Authority as a result of the dismissal and was issued a new Section 8 voucher that she will use to pay for rent at a new apartment. Ms. KK's attorney also asked the court to raise the security level of her case in CaseNet, removing it from public view. This will improve her ability to find housing as prospective landlords will be unable to see that a lawsuit was filed against her.

### **Case Summary 2:**

Mrs. LL had been renting a house with her husband and disabled adult son for approximately two years when a new company took over management of the property. The new property manager raised the family's rent without explanation and then filed an unlawful detainer suit against them for rent they did not believe they owed. The family filed a countersuit against their landlord in small claims court. Mrs. LL then reached out to HELP-STL for assistance. An attorney from HELP-STL accompanied Mrs. LL to court for the unlawful detainer suit and helped her to negotiate a settlement with their landlord whereby both parties agreed to dismiss their lawsuits against each other. Mrs. LL avoided a money judgment of more than \$1,700, and the family retained their housing. Mrs. LL's attorney also asked the court to raise the security level of her case in CaseNet, removing it from public view.

### III. DEMOGRAPHICS AND HOUSEHOLD CHARACTERISTICS OF CLIENTS CONCLUDING SERVICES

HELP-STL City closed 27 legal cases in September 2025 and a total of 233 cases since services began in August 2024.

| RACE – Head of Household                         |               |                |               |                |
|--------------------------------------------------|---------------|----------------|---------------|----------------|
|                                                  | Sep-25        |                | To Date       |                |
|                                                  | Number Served | Percent Served | Number Served | Percent Served |
| American Indian, Alaska Native or First Nations  | 0             | 0.00%          | 1             | 0.43%          |
| Black or African American                        | 24            | 88.89%         | 193           | 82.83%         |
| Black or African American AND Hispanic or Latinx | 0             | 0.00%          | 1             | 0.43%          |
| Hispanic, Latino/a/x, or Spanish Origin          | 0             | 0.00%          | 1             | 0.43%          |
| Middle Eastern, Southwest Asian or North African | 0             | 0.00%          | 2             | 0.86%          |
| Multiracial                                      | 1             | 3.70%          | 4             | 1.72%          |
| White                                            | 2             | 7.41%          | 28            | 12.02%         |
| Another Race, Ethnicity, or Origin               | 0             | 0.00%          | 2             | 0.86%          |
| Declined to Answer                               | 0             | 0.00%          | 1             | 0.43%          |
| TOTAL                                            | 27            | 100.00%        | 233           | 100.00%        |

| GENDER IDENTITY – Head of Household |               |                |               |                |
|-------------------------------------|---------------|----------------|---------------|----------------|
|                                     | Sep-25        |                | To Date       |                |
|                                     | Number Served | Percent Served | Number Served | Percent Served |
| Female                              | 24            | 88.89%         | 172           | 73.82%         |
| Male                                | 3             | 11.11%         | 61            | 26.18%         |
| TOTAL                               | 27            | 100.00%        | 233           | 100.00%        |

| HOUSEHOLD COMPOSITION - Adults and Children |               |                |               |                |
|---------------------------------------------|---------------|----------------|---------------|----------------|
|                                             | Sep-25        |                | To Date       |                |
|                                             | Number Served | Percent Served | Number Served | Percent Served |
| Adults Age 18 and Older                     | 36            | 57.14%         | 294           | 58.80%         |
| Children Under Age 18                       | 27            | 42.86%         | 206           | 41.20%         |
| TOTAL                                       | 63            | 100.00%        | 500           | 100.00%        |

| HOUSEHOLD INCOME                     |               |                |               |                |
|--------------------------------------|---------------|----------------|---------------|----------------|
|                                      | Sep-25        |                | To Date       |                |
|                                      | Number Served | Percent Served | Number Served | Percent Served |
| Extremely Low Income (Under 30% AMI) | 17            | 62.96%         | 167           | 71.67%         |
| Very Low Income (30-49% AMI)         | 9             | 33.33%         | 51            | 21.89%         |
| Low Income (50-79% AMI)              | 1             | 3.70%          | 15            | 6.44%          |
| TOTAL                                | 27            | 100.00%        | 233           | 100.00%        |

| PUBLIC ASSISTANCE                            |               |                |               |                |
|----------------------------------------------|---------------|----------------|---------------|----------------|
|                                              | Sep-25        |                | To Date       |                |
|                                              | Number Served | Percent Served | Number Served | Percent Served |
| Household Receives Public Assistance         | 19            | 70.37%         | 143           | 61.37%         |
| Household Does Not Receive Public Assistance | 8             | 29.63%         | 90            | 38.63%         |
| TOTAL                                        | 27            | 100.00%        | 233           | 100.00%        |

| TYPES OF PUBLIC ASSISTANCE RECEIVED (Because households may receive more than one form of public assistance, numbers will not total 100%) |                      |                       |                      |                       |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------|----------------------|-----------------------|
|                                                                                                                                           | Sep-25               |                       | To Date              |                       |
|                                                                                                                                           | Number of Households | Percent of Households | Number of Households | Percent of Households |
| DMH Subsidized Housing                                                                                                                    | 0                    | 0.00%                 | 1                    | 0.43%                 |
| Federally Subsidized Housing                                                                                                              | 10                   | 37.04%                | 86                   | 36.91%                |
| Food stamps/SNAP                                                                                                                          | 4                    | 14.81%                | 31                   | 13.30%                |
| Medicaid/MO HealthNet                                                                                                                     | 0                    | 0.00%                 | 10                   | 4.29%                 |
| Medicare                                                                                                                                  | 0                    | 0.00%                 | 2                    | 0.86%                 |
| SSI                                                                                                                                       | 6                    | 22.22%                | 38                   | 16.31%                |
| SSDI                                                                                                                                      | 6                    | 22.22%                | 38                   | 16.31%                |
| Social Security Retirement                                                                                                                | 2                    | 7.41%                 | 12                   | 5.15%                 |
| Social Security Survivor Benefit                                                                                                          | 0                    | 0.00%                 | 1                    | 0.43%                 |
| TANF                                                                                                                                      | 0                    | 0.00%                 | 2                    | 0.86%                 |
| LIHEAP                                                                                                                                    | 3                    | 11.11%                | 6                    | 2.58%                 |
| Unemployment Compensation                                                                                                                 | 0                    | 0.00%                 | 2                    | 0.86%                 |
| Veterans' Benefits                                                                                                                        | 1                    | 3.70%                 | 1                    | 0.43%                 |
| Other                                                                                                                                     | 0                    | 0.00%                 | 2                    | 0.86%                 |
| None                                                                                                                                      | 8                    | 29.63%                | 80                   | 34.33%                |

| HOUSEHOLD LOCATION BY ZIPCODE (Shading indicates a top ten zip code for eviction filings.) |               |                |               |                |
|--------------------------------------------------------------------------------------------|---------------|----------------|---------------|----------------|
|                                                                                            | Sep-25        |                | To Date       |                |
|                                                                                            | Number Served | Percent Served | Number Served | Percent Served |
| 63101                                                                                      | 1             | 3.70%          | 11            | 4.72%          |
| 63102                                                                                      | 2             | 7.41%          | 6             | 2.58%          |
| 63103                                                                                      | 1             | 3.70%          | 12            | 5.15%          |
| 63104                                                                                      | 2             | 7.41%          | 18            | 7.73%          |
| 63106                                                                                      | 4             | 14.81%         | 25            | 10.73%         |
| 63107                                                                                      | 2             | 7.41%          | 8             | 3.43%          |
| 63108                                                                                      | 0             | 0.00%          | 15            | 6.44%          |
| 63109                                                                                      | 0             | 0.00%          | 2             | 0.86%          |
| 63110                                                                                      | 0             | 0.00%          | 6             | 2.58%          |
| 63111                                                                                      | 3             | 11.11%         | 20            | 8.58%          |
| 63112                                                                                      | 2             | 7.41%          | 15            | 6.44%          |
| 63113                                                                                      | 2             | 7.41%          | 13            | 5.58%          |
| 63115                                                                                      | 3             | 11.11%         | 11            | 4.72%          |
| 63116                                                                                      | 1             | 3.70%          | 27            | 11.59%         |
| 63118                                                                                      | 3             | 11.11%         | 27            | 11.59%         |
| 63120                                                                                      | 0             | 0.00%          | 9             | 3.86%          |
| 63133                                                                                      | 0             | 0.00%          | 1             | 0.43%          |
| 63136                                                                                      | 1             | 3.70%          | 3             | 1.29%          |
| 63139                                                                                      | 0             | 0.00%          | 3             | 1.29%          |
| 63147                                                                                      | 0             | 0.00%          | 1             | 0.43%          |
| TOTAL                                                                                      | 27            | 100.00%        | 233           | 99.57%         |

| HOUSING TYPE                                                                 |               |                |               |                |
|------------------------------------------------------------------------------|---------------|----------------|---------------|----------------|
|                                                                              | Sep-25        |                | To Date       |                |
|                                                                              | Number Served | Percent Served | Number Served | Percent Served |
| No Rental Subsidy                                                            | 17            | 62.96%         | 145           | 62.23%         |
| Federally Subsidized Rent (Not Public Housing/<br>Owned by Private Landlord) | 9             | 33.33%         | 70            | 30.04%         |
| Federally Subsidized Rent (Public Housing/Owned<br>by Housing Authority)     | 1             | 3.70%          | 18            | 7.73%          |
| TOTAL                                                                        | 27            | 100.00%        | 233           | 100.00%        |

| LEASE TYPE               |               |                |               |                |
|--------------------------|---------------|----------------|---------------|----------------|
|                          | Sep-25        |                | To Date       |                |
|                          | Number Served | Percent Served | Number Served | Percent Served |
| Written Fixed-Term Lease | 20            | 74.07%         | 164           | 70.39%         |
| Month-to-Month Lease     | 7             | 25.93%         | 67            | 28.76%         |
| Not Provided             | 0             | 0.00%          | 2             | 0.86%          |
| TOTAL                    | 27            | 100.00%        | 233           | 100.00%        |

| LENGTH OF TENANCY   |               |                |               |                |
|---------------------|---------------|----------------|---------------|----------------|
|                     | Sep-25        |                | To Date       |                |
|                     | Number Served | Percent Served | Number Served | Percent Served |
| 0 to 12 months      | 12            | 44.44%         | 101           | 43.35%         |
| 13 to 24 months     | 7             | 25.93%         | 44            | 18.88%         |
| 25 to 36 months     | 0             | 0.00%          | 23            | 9.87%          |
| 37 to 48 months     | 0             | 0.00%          | 10            | 4.29%          |
| 49 to 60 months     | 0             | 0.00%          | 8             | 3.43%          |
| More than 60 months | 5             | 18.52%         | 40            | 17.17%         |
| Not Disclosed       | 3             | 11.11%         | 7             | 3.00%          |
| TOTAL               | 27            | 100.00%        | 233           | 100.00%        |

| SERVICE REASON                                                |               |                |               |                |
|---------------------------------------------------------------|---------------|----------------|---------------|----------------|
|                                                               | Sep-25        |                | To Date       |                |
|                                                               | Number Served | Percent Served | Number Served | Percent Served |
| Rent and Possession Lawsuit                                   | 19            | 70.37%         | 155           | 66.52%         |
| Unlawful Detainer Lawsuit                                     | 2             | 7.41%          | 19            | 8.15%          |
| Forcible Entry and Detainer Lawsuit                           | 1             | 3.70%          | 2             | 0.86%          |
| Lease Non-Renewal                                             | 0             | 0.00%          | 2             | 0.86%          |
| Lease Termination/Threat of Eviction                          | 1             | 3.70%          | 11            | 4.72%          |
| Illegal Lockout                                               | 0             | 0.00%          | 2             | 0.86%          |
| Notice to Vacate                                              | 0             | 0.00%          | 5             | 2.15%          |
| Rent Dispute                                                  | 0             | 0.00%          | 5             | 2.15%          |
| Section 8 Termination/Recertification/<br>Application Problem | 0             | 0.00%          | 6             | 2.58%          |
| Conditions/Habitability                                       | 3             | 11.11%         | 16            | 6.87%          |
| Conditions/Habitability & Self Help/Constructive<br>Eviction  | 0             | 0.00%          | 3             | 1.29%          |
| Conditions/Habitability & Rent and Possession                 | 1             | 3.70%          | 3             | 1.29%          |
| Conditions/Habitability & Condemnation/Code<br>Violations     | 0             | 0.00%          | 2             | 0.86%          |
| Conditions/Habitability & Rent Dispute                        | 0             | 0.00%          | 1             | 0.43%          |
| Conditions/Habitability & Threat of Eviction                  | 0             | 0.00%          | 1             | 0.43%          |
| TOTAL                                                         | 27            | 100.00%        | 233           | 100.00%        |

| SERVICE TYPE and LEVEL                                                                                             |               |                |               |                |
|--------------------------------------------------------------------------------------------------------------------|---------------|----------------|---------------|----------------|
|                                                                                                                    | Sep-25        |                | To Date       |                |
|                                                                                                                    | Number Served | Percent Served | Number Served | Percent Served |
| Counsel and Advice                                                                                                 | 7             | 25.93%         | 101           | 43.35%         |
| Brief Service                                                                                                      | 3             | 11.11%         | 23            | 9.87%          |
| Full Representation - Negotiated Settlement with<br>Litigation                                                     | 11            | 40.74%         | 75            | 32.19%         |
| Full Representation - Contested Court Decision                                                                     | 3             | 11.11%         | 11            | 4.72%          |
| Full Representation - Uncontested Court Decision                                                                   | 1             | 3.70%          | 3             | 1.29%          |
| Extensive Service (Not Resulting in a Settlement,<br>Administrative Agency Decision, Court Decision,<br>or Appeal) | 2             | 7.41%          | 20            | 8.58%          |
| TOTAL                                                                                                              | 27            | 100.00%        | 233           | 100.00%        |

| SOURCE OF REFERRAL                               |               |                |               |                |
|--------------------------------------------------|---------------|----------------|---------------|----------------|
|                                                  | Sep-25        |                | To Date       |                |
|                                                  | Number Served | Percent Served | Number Served | Percent Served |
| Advertisement                                    | 0             | 0.00%          | 6             | 2.58%          |
| Aldersperson                                     | 0             | 0.00%          | 1             | 0.43%          |
| COMTREA                                          | 0             | 0.00%          | 1             | 0.43%          |
| Court Table                                      | 1             | 3.70%          | 6             | 2.58%          |
| Equal Employment Opportunity Commission          | 1             | 3.70%          | 1             | 0.43%          |
| Family/Friend                                    | 3             | 11.11%         | 28            | 12.02%         |
| Housing Authority                                | 1             | 3.70%          | 5             | 2.15%          |
| HUD                                              | 1             | 3.70%          | 1             | 0.43%          |
| Incarnate Word                                   | 0             | 0.00%          | 1             | 0.43%          |
| In-House (from another LSEM program)             | 1             | 3.70%          | 6             | 2.58%          |
| Internet                                         | 7             | 25.93%         | 51            | 21.89%         |
| Judge Dauphin                                    | 0             | 0.00%          | 1             | 0.43%          |
| LSEM Info Letter                                 | 0             | 0.00%          | 4             | 1.72%          |
| Mayor's Office                                   | 0             | 0.00%          | 1             | 0.43%          |
| Missouri State Public Defender                   | 0             | 0.00%          | 1             | 0.43%          |
| Prior LSEM Applicant or Client                   | 11            | 40.74%         | 70            | 30.04%         |
| Private Attorney                                 | 0             | 0.00%          | 1             | 0.43%          |
| Right to Counsel (HELP-STL City) Letter from DHS | 0             | 0.00%          | 17            | 7.30%          |
| Social Service Agency - Other                    | 0             | 0.00%          | 2             | 0.86%          |
| St. Anthony's Food Pantry                        | 0             | 0.00%          | 1             | 0.43%          |
| St. Louis City Circuit Court                     | 1             | 3.70%          | 10            | 4.29%          |
| St. Louis City Department of Human Services      | 0             | 0.00%          | 1             | 0.43%          |
| St. Louis Crisis Nursery                         | 0             | 0.00%          | 1             | 0.43%          |
| St. Martha's Hall                                | 0             | 0.00%          | 1             | 0.43%          |
| United Way - 211 Resource Referral               | 0             | 0.00%          | 4             | 1.72%          |
| Urban League                                     | 0             | 0.00%          | 4             | 1.72%          |
| Urban League and Conflict Resolution Center      | 0             | 0.00%          | 1             | 0.43%          |
| Other                                            | 0             | 0.00%          | 6             | 2.58%          |
| TOTAL                                            | 27            | 100.00%        | 233           | 100.00%        |

**Greetings City of St. Louis Resident,**

**This letter is to inform you that the Department of Human Services has partnered with Legal Services of Eastern Missouri (LSEM) to provided free legal services for citizens of the City of St. Louis facing evictions. According to the current civil court docket in the City of St. Louis, you are being evicted by your landlord and free legal help may be available.**

**LSEM has created the Housing Eviction Law Program – STL (HELP-STL), to provided city residents facing eviction with legal assistance. To complete an intake please call LSEM @ (314) 860.5188, Monday-Friday, between 8:30 a.m. and 4:30 p.m. and leave your name, phone number, address and case number and someone will call you back to complete an intake and see if you qualify for legal help. If you are not able to leave a message and you are directed to call back the follow week then please follow that direction. LSEM can only accept a limited number of cases each week, because the demand for legal assistance is great, so please act now!**

**Also check out the [MoTenantHelp.org](http://MoTenantHelp.org) website for information about how you can prepare the paperwork to file for your appearance in court.**

**OVER**

If you need help completing the forms on [MoTenantHelp.org](http://MoTenantHelp.org) call the City of St. Louis Dept. of Human Services at 314 657-1671 or 314 657-1654 and schedule an appointment, or if you have any question.

ALSO Read the [Tenant Toolkit Booklet](#) that we have included in this envelope to learn more about your rights as a tenant.

IT IS IMPORTANT THAT YOU APPEAR IN COURT ON THE DATE LISTED ON YOUR SUMMONS EVEN IF YOUR SITUATION HAS CHANGED!  
YOUR CASE CAN BE CONTINUED. Not appearing in court might result in a Default Judgement against you, which means the Landlord will automatically win regardless of your current situation.

Call the City of St. Louis Department of Human Services at (314) 657-1671 or (314) 657-1654 If your court date is in the next 24-48 hours, because it is too late to speak with a lawyer before your court date.  
Give us a call!

DO NOT SIGN ANYTHING the opposing lawyer has for you to sign without speaking with LSEM first. The opposing lawyer represents your landlord and their interest, not yours. They want you to sign an agreement to satisfy the back rent but get legal advice first. So please stop by the court table that is located outside of the court rooms for assistance. Take Action, Be Present in Court and Speak up for Yourself!

OVER

# Housing Eviction Law Program St. Louis City (HELP-STL City)

HUDZ Committee Meeting Presentation  
November 19, 2025



*Daniel Buran, Program Director/Attorney*  
*Shawn Caruso, Senior Staff Attorney*



# Missouri Eviction Law 101

- Rent & Possession (Chapter 535)
  - Can ask for possession of property and any unpaid rent, attorney's fees, and other damages/charges
  - Paying off the unpaid rent will stop the case
  - 66.52% of our clients have been sued for rent & possession
- Unlawful Detainer (Chapter 534)
  - Can ask for possession of property and double the fair market value of rent for the property
  - 8.15% of our clients have been sued for unlawful detainer

# HELP-STL Overview

- Right to Counsel Bill (BB 59)
  - Passed in 2023
  - After bid and contract process, Legal Services of Eastern Missouri began services in August 2024
  - Pilot program called HELP-STL because limited funding does not currently allow for a true right to counsel as prescribed by the ordinance
- Contract Requirements
  - Work on **520 cases** over a two-year period
    - On pace to exceed this requirement
  - **500 people** per year with legal info and referrals
    - Year 1 = **1,025 people**
    - Primarily through LSEM court table/help desk on 8<sup>th</sup> floor of Civil Courts Building
- Staffing – 2.93 FTE staff
  - 2.5 FTE attorneys
  - .43 FTE paralegal/housing advocate

# HELP-STL Overview

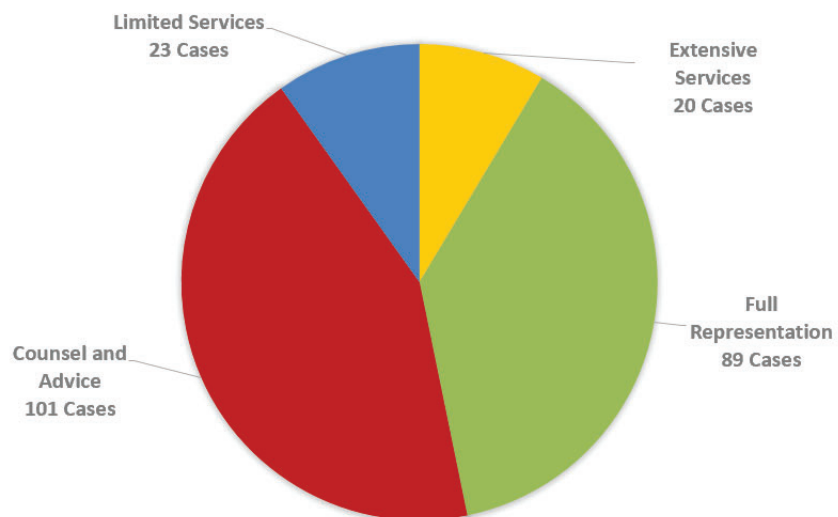
August 1, 2024 to September 30, 2025

HELP-STL served **1,556 households** – impacting at least **1,962 people** – through direct legal assistance and legal information/referrals in its first 14 months of operation.

## Direct Legal Assistance

- **367 unduplicated client households (233 concluded; 134 households in progress)**
- **462 adults and 311 children impacted**
- **385 legal cases handled (233 concluded; 152 cases in progress)**

Level of Service – 233 Households Concluding Direct Legal Assistance



## Legal Information and Referrals



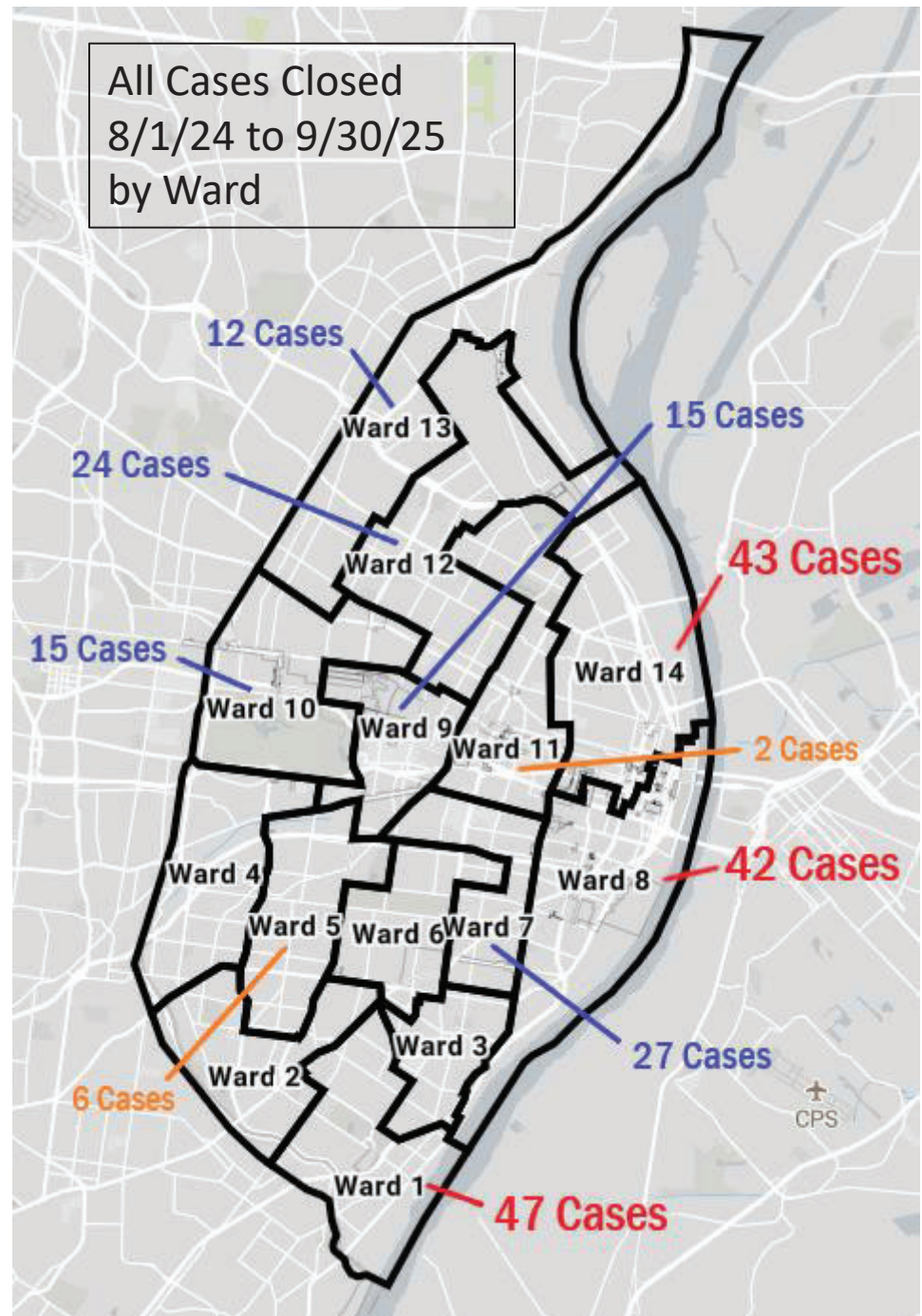
- Primarily through weekly outreach at court table/help desk at St. Louis City Circuit Court
- **1,189 people/households** received legal info and referrals through weekly outreach

## Location of 233 Households Concluding Legal Assistance\*

- HELP-STL has provided direct legal assistance to households in 10 of the City's 14 wards.
- More than half (56%) of HELP-STL clients reside in **Wards 1, 8, and 14**.
- Over three-quarters (77%) of HELP-STL clients that concluded services reside in the City's "top 10" zip codes for eviction filings

| "Top 10"<br>Zip Code | Number of<br>Cases Closed |
|----------------------|---------------------------|
| 63116                | 27                        |
| 63118                | 27                        |
| 63106                | 25                        |
| 63111                | 20                        |
| 63112                | 15                        |
| 63104                | 18                        |
| 63108                | 15                        |
| 63103                | 12                        |
| 63101                | 11                        |
| 63115                | 11                        |

\*Demographic data, including location information, is reported to the St. Louis City Department of Human Services on closed cases only.



## Demographics Highlights - Characteristics of the 233 Clients/Households Concluding Legal Assistance

- 83% of clients identify as African American
- 74% identify as female
- 41% have children under the age of 18 in the household
- 72% of households have incomes under 30% of the Area Median Income
- 61% of households receive some type of public assistance



# Impact of Work

- Knowledge is power. **All clients** receive legal information and advice that allows them to make informed decisions related to their housing crisis and empowers them to assert their rights in their current case and in the future.
- **100% of clients** who received a level of service higher than counsel and advice had **one or more favorable outcomes** as a result of services, including –
  - Cases dismissed
  - Default judgments avoided
  - Monetary judgments, attorney's fees, late fees, court costs, and/or bank rent avoided\*
  - Security deposits returned\*
  - Financial assistance for rent/utilities obtained from 3<sup>rd</sup> party organizations\*
  - Additional time to relocate obtained
  - Sheriff's evictions avoided
  - Existing housing retained
  - Successful relocation to new housing
  - Security level of evictions raised in CaseNet removing cases from public view
  - Payment plans negotiated
  - Section 8 and other housing subsidies preserved keeping rents affordable
  - Illegal lockouts prevented
- **52% of clients** who received a level of service higher than counsel and advice remained in existing housing or successfully transitioned to new housing during representation as result of legal assistance provided.

\*HELP-STL had a direct financial impact of \$386,720.68 for clients in the first 14 months of services.



**314-534-4200**  
**800-444-0514**  
**[www.lsem.org](http://www.lsem.org)**



**Main Office**  
701 Market St., Ste.  
1100.  
St. Louis, MO 63101

**Neighborhood Advocacy Office**  
2700 N. 14th St.  
St. Louis, MO 63106

**Hannibal Office**  
801 Broadway  
PO Box 1276  
Hannibal, MO 63401

**Union Office**  
20 South Church St., Suite C  
Union, MO 63084