

Eviction Prevention Ecosystem

Access to Counsel Project Overview

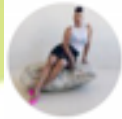
October 22, 2024

In Cincinnati, Hamilton County
97% of tenants walk into eviction court alone.
No attorney.

In June 2024, there were 1,224 eviction filings.
In July 2024, 1,255
In August 2024, 1,143

= Summer 2024: 3,622 eviction filings*

* Source: Eviction Lab, Princeton University



Leah Goodridge
@leahfrombklyn

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I've been a tenants' rights attorney for over a decade and I want to shed some light on what happens to people when they're facing eviction.

6:00 PM · 3/30/23 · **509K** Views



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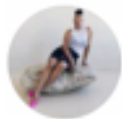
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Any tenant attorney will tell you that many tenants are in shock.

“I've been living here for 10 years. Got along w/ the landlord.”

And we have to tell them it doesn't matter. They're trying to evict you. We spend a lot of time getting them in the headspace to fight back



78

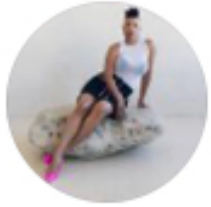


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Then as they process they're facing eviction, they begin to start naming issues that they hadn't fought hard before, likely to be a "good tenant."

That looks like:

"But wait, they're suing for rent but I haven't had heat?? They haven't done any repairs. I've told the super."



Leah Goodridge @leahfrombklyn · 3/30/23 ...

“My mother died.”

“I got hurt on the job.”

“They let me go.”

“My partner and I broke up.”

“They cut my pay.”

“I had a baby, they fired me.”

“I became disabled.”



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Lastly, the one thing that's very common in eviction cases?

Tenants freeze.

They're in shock.

They disassociate from what's happening because of trauma.

“If evicted, where will you go?” we have to ask. Then a dazed look. They don't have anywhere esp without family support.

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The City of Cincinnati responds.....

**Keeping people housed is
homelessness prevention.**



Building the Ecosystem of Eviction Prevention 2023

- Ongoing biweekly Eviction Prevention Community Meetings with over 30 stakeholders from social services, housing providers, courts, and private philanthropy convened by CM Owens.
- Ongoing funding for the Legal Aid Society: \$550,000 in CDBG Federal dollars for tenant + homeowner representation and mortgage assistance.
- City's Quality of Life legal team: 6 attorneys & 1 paralegal that focuses on affordable housing preservation and combating blight and substandard housing conditions.
- Pass-through ERA \$ for rent assistance to St Vincent DePaul.



Building the Ecosystem of Eviction Prevention 2023 (continued)

- Awarded \$2.1 million dollars for the first Impact Award to Strategies to End Homelessness to use data analysis to plot the risks of eviction and homelessness in an upstream way so that interventions can be deployed before tenants get underwater with rent.
- Start-up of the monthly Eviction Court Observation experiences: partnered with the Hamilton County Clerk of Court Help Center Nick Zingarelli and CM Owens' office to host the observation of a morning eviction docket, followed by a debriefing and Q&A session with experienced housing attorney. To date: have hosted 8 experiences with over 100 participants.

2024



1

Implementation of the Access to Counsel Ordinance paired with \$1.2MM in funding for 2 workstreams:

Workstream 1	Workstream 2
Helping tenants who receive a 3-day notice to leave the premises	Helping tenants who have an eviction court date with full legal representation.
Provided by by the United Way of Greater Cincinnati	Provided by the Legal Aid Society of Greater Cincinnati



Included \$600,000 in rent assistance for tenants in these workstreams





2024

2

Contracted with national expert in Eviction Prevention process build and evaluate our ecosystem:



Stout has done this work in cities including: Milwaukee, Philadelphia, Cleveland, Los Angeles, Nashville, Detroit, NYC, Oklahoma City, Columbus OH, Baltimore
And state-wide in: PA, SC, CT, DE

Stout's Transformative Change consultants have collected resources to assist our clients and their communities with understanding the eviction process, its impacts, and impactful solutions to combat the eviction crisis that cities large and small are facing.

Funded by:



2024



Stout's 2-year long work with Cincinnati will have these outputs:

1. Assist with the coordination of all Access to Counsel workstreams to achieve consistent data collection, referrals between workstreams, shared outcome measures.
2. Estimate the cost to implement a scaled, sustainable Access to Counsel program.
3. Estimate of the potential fiscal impacts reasonably attributed to Access to Counsel.
4. Preliminary directional estimates of ongoing need for rent assistance.
5. Independent evaluation report of key findings and recommendations from the comprehensive analysis of Access to Counsel data elements.






2024

3

Funding for the first ever (same day) Limited Legal Representation in eviction court

Workstream 1	Workstream 2	Workstream 3
<p>Helping tenants who receive a 3 day notice to leave the premises</p> <p>Provided by by the United Way of Greater Cincinnati</p>	<p>Helping tenants who have an eviction court date with full legal representation.</p> <p>Provided by the Legal Aid Society of Greater Cincinnati</p>	<p>Helping tenants who have an eviction court date and were not able to obtain an attorney before their day in court with limited legal representation.</p> <p>Operates 2 days/week Tuesdays & Thursdays</p> <p>Provided by  Help Center</p>

Early results from 1 month of Limited Legal Representation:

Note: Tuesday & Thursday morning only:

- 23 cases litigated to final outcome
- 19 cases dismissed
 - 16 negotiated dismissals
 - 3 contested trials with judgment for tenant & dismissal
- 4 contested trials with judgment for landlord's possession
- 9 cases removed from electronic access



2024

4 On deck: Landlord Tenant Mediation

Workstream 1	Workstream 2	Workstream 3	Workstream 4
<p>Helping tenants who receive a 3 day notice to leave the premises</p> <p>Provided by by the United Way of Greater Cincinnati</p>	<p>Helping tenants who have an eviction court date</p> <p>Provided by the Legal Aid Society of Greater Cincinnati</p>	<p>Helping tenants who have an eviction court date and were not able to obtain an attorney before their day in court.</p> <p>Provided by the Hamilton County Clerk of Courts Help Center</p>	<p>Facilitating mediation between landlords and tenants is an upstream approach to intervene earlier in the process.</p> <p>The City is in talks with a potential host entity for this next process.</p>



2024

5 Seeking additional funding:

- Private philanthropy:

INTERACT
FOR HEALTH



- Applied for a \$1.4MM Eviction Prevention Grant



U.S. Department of
Housing and Urban Development

Thank you!

