



Eviction and Homelessness Prevention

Best and Promising Practices - 2017

NATIONAL SCAN AND EMERGING VISION

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A Timely Topic



Consequences of Eviction

Eviction almost always leads to **increased residential instability and homelessness, as well as to a downward move** : a relocation to a disadvantaged neighborhood and/or to substandard housing

Families **lose many of their possessions – including beds and furniture** -- after being evicted

Race, Gender, and Children

Almost half of the city's evictions took place in **predominantly black inner-city neighborhoods**, where one renter-occupied household in 14 was evicted annually.

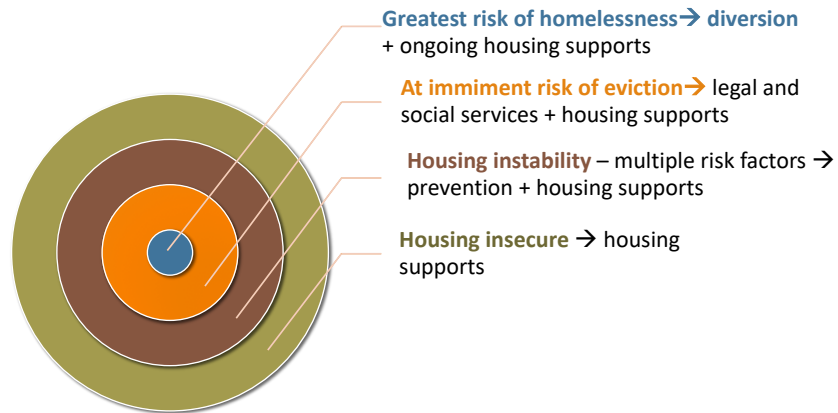
In black neighborhoods, **women were more than twice as likely to be evicted as men.**

Neighborhoods with a greater proportion of children have more evictions, even after controlling for their poverty rate, racial composition, percentage of female-headed households, and a number of other factors.

If a tenant lives with children, her or his odds of receiving an eviction judgment almost triple, even after taking into account how much is owed to the landlord, household income, and several other key factors.

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Targeting Resources



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My thoughts: an emerging premise

If you have a **high functioning crisis response system** (effective at diversion, targeting/matching interventions, with mostly successful exits to stable housing) that has **demonstrated results** (low unsheltered and declining annual PIT count)

Housing stability is the primary goal of homelessness prevention.

Look upstream and determine opportunity(ies) for prevention (homelessness and/or eviction)

- What are greatest needs?
- What populations are most likely to become homelessness?
- Which populations are most costly if they do become homeless?
- Where is there energy and interest for vulnerable populations?
- What impacts might create political will?
- Are there any financial resources or partnerships that might coalesce?
- How will we measure impact?

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Upstream prevention strategies

Community-wide



Highly-targeted

- Affordable housing campaign – preserve and create new affordable rental housing for extremely low income households
- Broad-based emergency financial assistance and services
- Court-based eviction prevention
- Public housing eviction prevention
- Universal screener with targeted prevention services
- Target high cost and vulnerable people
 - Frequent users of jail, hospitals, detox, etc.
 - Support youth transitioning from foster care
 - Support elderly households to stay in home via home modification and home-based services
- Target vulnerable children and families
 - Public and assisted housing eviction prevention services
 - School based supports
 - Train family and child providers to provide housing stabilization service

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Pilot: Montgomery, County



Model: Onsite court-based legal and housing stabilization services to help households avoid eviction and loss of housing .

Partners: Magisterial District Court, Montgomery Bar Association, Montgomery Bar Association Foundation, Legal Aid of Southern Pennsylvania, Montgomery County Foundation, Montgomery County Department of Health and Human Services.

Features:

EPIC relies on the use of volunteer attorneys

- Bar Association is providing ongoing volunteer recruitment and management

EPIC utilized existing YWH case management forms and tools to insure continuity of services between programs – e.g. Rapid Re-Housing Housing Stability Plan, monthly budget, and rental agreement

In addition to looking towards national models, YWH engaged local legal advocacy programs for assistance in navigating state legal requirements.

- For example, a local legal advocacy program for children’s services provided a template for the Limited Representation Waiver adopted by the program.
- Engaging local legal expertise- even across sectors- was helpful in addressing the finer points of policy and procedure.

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