

# Preventing and Addressing Eviction Through Community Partnerships

November 10, 2021

# Welcome

**Fay Gordon**

Regional Administrator

Region IX Administration for Community Living

# Opening Poll

**In the last 2 months, has the number of your clients that are at risk of eviction or have already been evicted (select one):**

- Increased a lot
- Increased some
- Stayed the same
- Decreased
- Not currently working with clients that dealing with eviction
- Not applicable

# Webinar Instructions for Zoom

## Audio Options

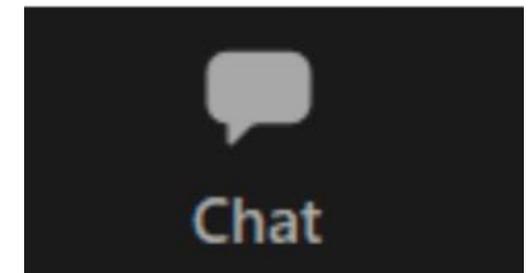
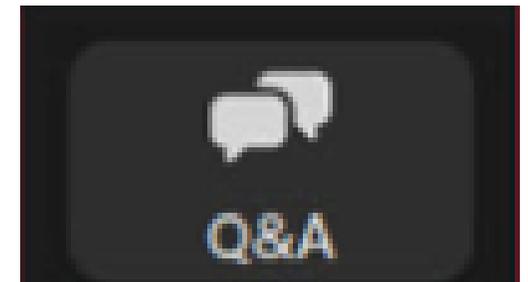
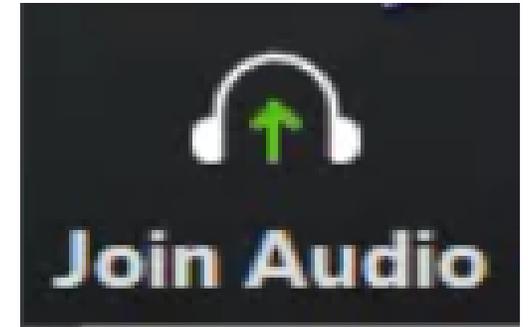
- Use your computer speakers, **OR** dial in using the phone number in your registration email.
- All participants are muted.

## Questions and Answers (Q&A)

- You can submit questions for the panelists at any time during this presentation. On the Zoom module on the bottom of your screen, click the Q&A icon, type your question in the box and submit.
- Or send an email to [hsrc@acl.hhs.gov](mailto:hsrc@acl.hhs.gov).

## Chat Feature

- The Chat feature allows webinar attendees to make comments during the webinar question and answer period.



# Affordable Housing Crisis

Before the pandemic:

- No county in the country had enough affordable housing for its lowest-income residents
- Nearly half of renters pay over 30% of their income for rent, and one quarter pay over half of their income for rent

# Eviction Lab Data

*Prior to Covid-19*

- Estimated 3.6 million eviction filings each year
- 1.5 million eviction judgments each year

# Administration for Community Living

ACL funds and oversees networks of disability and aging organizations in all 50 states and in the US territories

- These networks include over 20,000 community-based organizations that collectively provide direct services, legal advocacy, and work on systems change for older adults, people with disabilities and their families

# ACL and Housing

Top request for assistance:

- Help with affordable, accessible housing

ACL Response:

- Fund elder justice and civil rights advocacy programs, like the Protection and Advocacy Systems (P&As), Older Americans Act legal services, and the National Center on Law and Elder Rights

# California Partners

**Christian Abasto**

Legal Director

Disability Rights California

**Jia Min Cheng**

Supervising Attorney, Housing Stability Project

Disability Rights California

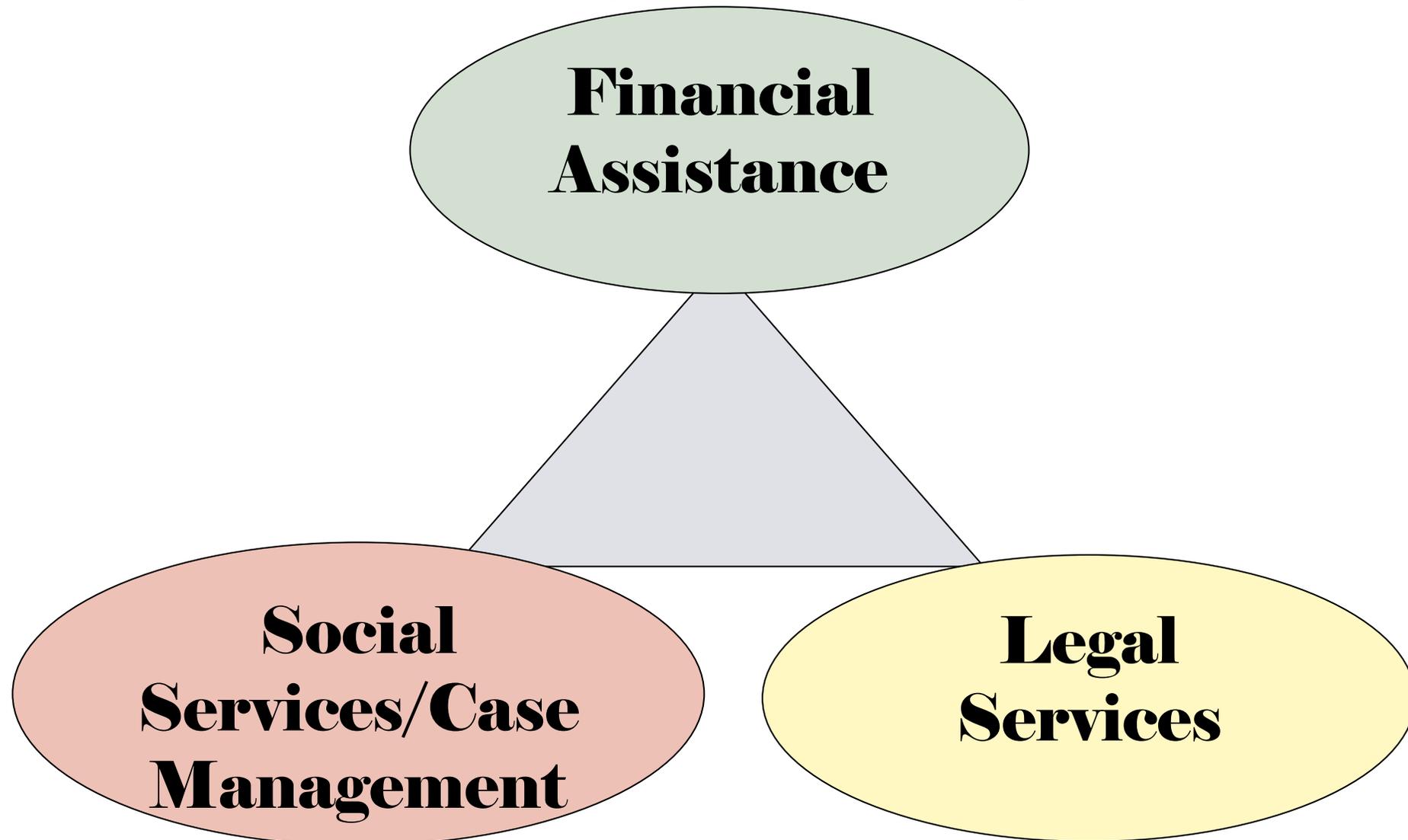
**Alisa Neary**

Licensed Clinical Social Worker

Consultant for Housing Stability Project

The COVID pandemic is putting people at risk of eviction and homelessness.  
The best way to provide services to clients who are facing homelessness is in partnership with other agencies.

# Three Key Partnerships



# Legal Services

**Use the law to preserve existing housing or delay eviction**



- Negotiate with landlord
- Resolve legal issues
- Representation in court
- Enforce Settlement

# Legal Service Partner

- Evictions are handled differently in each jurisdiction
- Find a trusted free legal service provider to train your staff on the legal aspects of eviction and the free services they can provide to your clients
- Please screen the legal service provider to ensure they reliable and free.
- Develop and maintain a relationship with the legal service provider to ensure warm referrals of your clients and assistance with legal issues

# Resources to Find a Legal Service Partner

- <https://www.lsc.gov/about-lsc/what-legal-aid/get-legal-help?address>
- <https://www.lawhelp.org/find-help/>
- <https://www.ndrn.org/about/ndrn-member-agencies/>

# Housing Stability Project

- Focus on Legal Service Partners because we are a statewide agency that needs to develop local connections
- Next stage is to hire social workers to develop partnerships with social service agencies and rental assistance agencies
- Client Story

# Social Services/ Case Management

**Identify and address factors that contributed to the housing crisis in order to promote long-term housing stability**

- Assessment
- Case planning
- Regular meetings to monitor progress, re-evaluate needs, coordinate services and provide advocacy

# Financial Assistance

## Preserve housing and promote housing stability

- Rental Arrears
- Rental Assistance
- Utility Assistance



# Find Financial Assistance

- <https://www.consumerfinance.gov/coronavirus/mortgage-and-housing-assistance/renter-protections/emergency-rental-assistance-for-renters/>

# Benefits of Partnerships

- Holistic approach
- Coordinated and efficient service delivery
- Ease of access for client
- Resolution of multiple, interrelated issues
- Increased likelihood of client stabilization



# Tool Kit for Developing Partnerships

- Most partnerships will be informal based on similar mission, values, and goals.
- A good way of strengthening partnerships is by entering into memorandums of understanding or contracts to provide joint services to your clients.
- Strong partnerships that are memorialized in writing can also seek out funding to support their collaborative work.
- Have somebody dedicated to maintaining relationship.
- Warm-handoff are better than cold referrals so clients do not get lost.
- Co-located offices or environment are better than separate offices.

# Texas Partners

## **Rachel B. Cohen-Miller**

Supervising Attorney, Housing, Transportation, & Disaster Team  
Disability Rights Texas

## **Casey Flancbaum**

Advocate Supervisor, Housing, Transportation, & Disaster Team  
Disability Rights Texas

## **John Hasley**

Deputy Litigation Director  
Legal Aid of Northwest Texas

# Preventing and Addressing Evictions

- Use Accommodations
  - Examples
  - Generator
  - What can you do?
- Legal Aid Collaboration
  - Why
  - How

# Accommodations

Change the rules, policies, practices, or services to ensure person with a disability has the same opportunities as others.

Unless the disability is apparent on its face  
Generally will need a letter or note from someone that knows the situation explaining the need for the change and how it may help mitigate the symptoms of the person with a disability.

# Staying Housed

Change policy of requiring consumer or client to pay now and wait for rental relief.

<https://www.disabilityrightstx.org/en/handout/avoid-eviction-with-a-rent-accommodation-letter/>

# Barriers to Housing After an Eviction

## Evictions and housing related debt

Can ask landlord to change their policy of denying housing to applicants that have an eviction or housing related debt if the eviction or debt was because of their disability.

# What can you do?

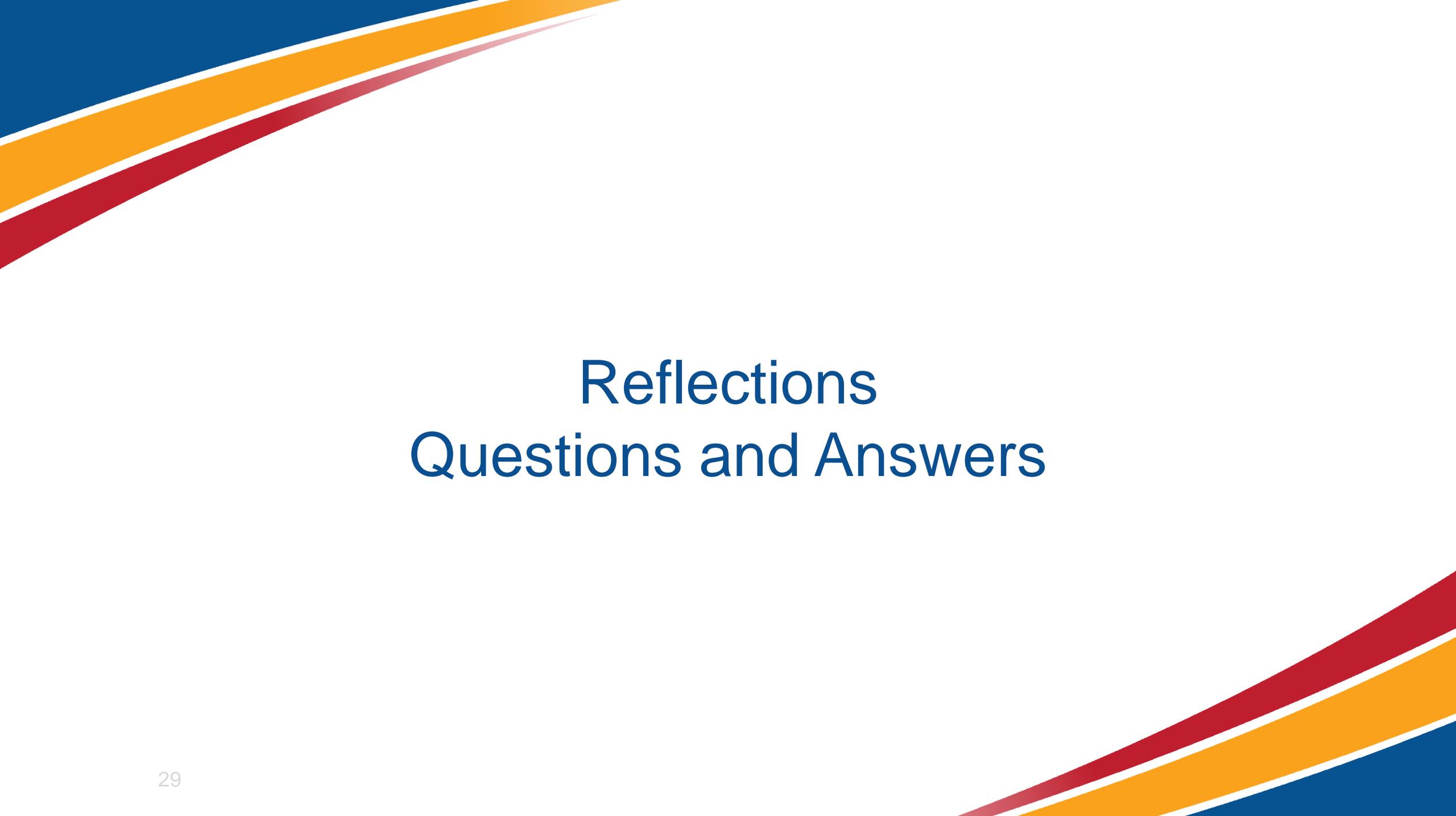
- Generator
- Explain why your consumer/client needs the change in policy to ameliorate the symptoms of their disability.

# Collaboration with Local Legal Aid

- Why?
  - Resources
  - Expertise
  - Training

# Collaboration with Local Legal Aid

- Practicalities of Working with Legal Aid
  - How to establish the relationship.
  - Questions to ask:
    - When should I reach out to Legal Aid when a consumer has an issue?
    - How do they want to receive intakes.



# Reflections

## Questions and Answers

# Wrap Up

- We will notify all webinar registrants when the recording, slides and transcripts are available on ACL.gov
- Sign up for [ACL email updates](#)

Questions? Ideas?  
Email us at [hsrc@acl.hhs.gov](mailto:hsrc@acl.hhs.gov)