

Homes, Jobs & Justice Now – Not Death in the Streets

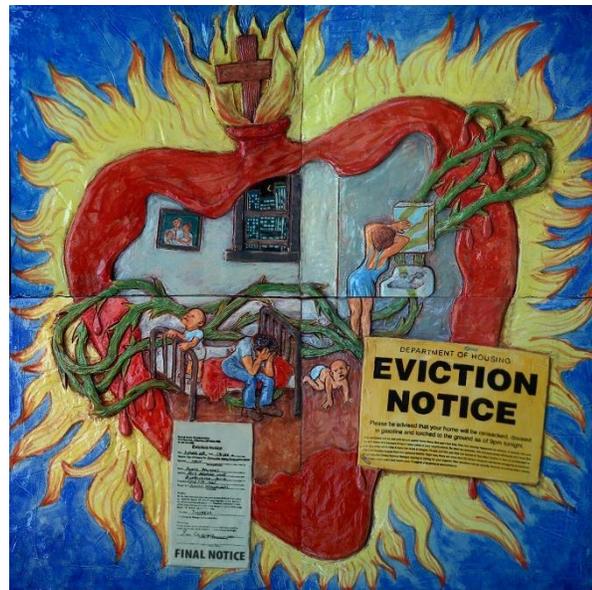
Pilot Program: Eviction Resolution Pilot Program (ERP)

Goal: Develop a pilot program to address the high rate of evictions that negatively impact health, mental health, educational achievement, economic sustainability, and family relationships. Partners include: Legal Aid of NC (LANC), Greensboro Housing Coalition (GHC), Homeless Union of Greensboro (HUG), & UNCG Center for Housing and Community Studies (CHCS).

Resources Needed: \$280,000/Year
(120 Tenants, Attorneys, Peer Navigators, etc.)

The Problem being addressed:

Greensboro has the highest eviction rate of large cities in North Carolina and the 7th highest eviction rate of large cities in the nation.¹ In 2016, the eviction rate was 8.4 % – meaning 13 families were evicted from their homes each day. In total, 4,948 Greensboro households experienced evictions in 2016. Over half of these families experienced homelessness for some time after eviction, and most became more reliant on emergency services.² Many cost-burdened renters in Guilford County are one car-repair, hospitalization, or high-utility bill away from being evicted from their homes. Housing instability has been shown to affect mental and physical health outcomes, children’s academic achievement, employment, and neighborhood vitality. Furthermore, evictions cost landlords thousands of dollars.³ Evictions are also highly concentrated in neighborhoods which already have high poverty levels, further destabilizing vulnerable communities (See Map). Other Cities, such as New York and Minneapolis have implemented *Right to Counsel* Programs with promising results:⁴ access to legal defense and support when facing an eviction results in fewer evictions, less costs to social services, less homelessness, and more family stability.



**The Plan: Peer Navigators + Eviction Hotline + Legal Defense + Social Worker + Rental Assistance/Relocation Assistance + Follow Up + Evaluation
= FEWER PEOPLE BEING EVICTED & LESS HOMELESSNESS**

Details: This program will utilize paid peer navigators (new positions organized through HUG), GHC staff and court notices to connect tenants to an Eviction Hotline number hosted by LANC. The Eviction Hotline will provide legal advice, screen and refer eligible tenants to a local LANC attorney. GHC social workers will meet tenants to assist in resolving problems with employment, health, or family relationships that interfered with fulfilling lease responsibilities. GHC will document any unsafe housing conditions and determine the tenant’s eligibility for financial assistance. LANC will attempt to negotiate a settlement with the landlord to allow the tenant to remain in their unit. If the owner is unwilling to settle, LANC will represent the tenant in court, with GHC and HUG peer navigators as witnesses where needed. GHC will assist the tenants with relocation as needed. Peer navigators will encourage tenants to persist in the process to resolve the crisis and reach stability. GHC will follow up with the tenant at regular intervals and will pay up to \$100 of the monthly rent for up to three months. CHCS will interview tenants & help with program evaluation and program expansion.

¹ <https://evictionlab.org/rankings/#/evictions?r=United%20States&a=0&d=evictionRate&lang=en>

² <https://chcs.uncg.edu/wp-content/uploads/2018/04/Greensboro-Eviction-Brief.pdf>

³ The average back rent owed was \$998.52 (2016). Additionally, landlords pay fees for padlocking doors and court fees. Landlords also lose months of rent as they “flip” the unit for future tenants. One landlord reported losses of nearly \$4,000 from each eviction. These costs are generally passed down to tenants.

⁴ <https://www1.nyc.gov/assets/hra/downloads/pdf/services/civiljustice/Ocj-UA-2018-Report.pdf> In NYC, after one year of implementation, 84% of tenants w/ representation were able to remain in their homes.



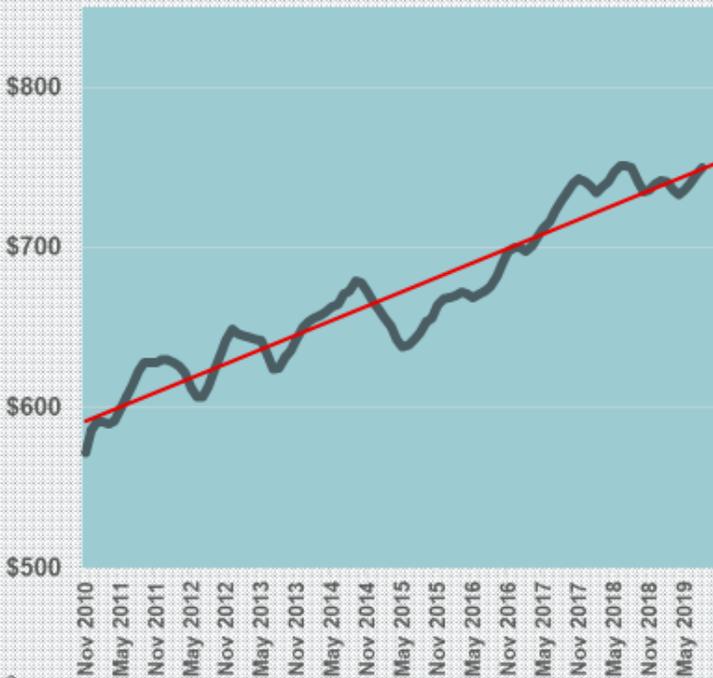
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Renting in Greensboro is prohibitively expensive for low-income families



Data from: <https://nchousing.org/wp-content/uploads/2017/01/NCH-CountyProfile-Guilford.pdf> & <https://www.jchs.harvard.edu/son-2019-cost-burdens-map>

Median Rent Price - 1 Bedroom in Greensboro, NC over Time



Source: https://www.jchs.harvard.edu/sites/default/files/harvard_jchs_loss_of_low_cost_rental_housing_in_jeunesse_2019_0.pdf

Number of Units Lost or Gained By Price between 1990-2017 in North Carolina

