



GOAL OF TASK FORCE

Housing Stability and Eviction Diversion

- Goal: propose policy and programmatic changes that reduce evictions and promote stable tenancies that benefit landlords and tenants alike.



TASK FORCE MEMBERSHIP



- ✓ Decision-makers
- ✓ Courts
- ✓ Landlords
- ✓ Tenants
- ✓ Other Stakeholders

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POSSIBLE OUTCOMES

Accelerated Use of ERA funding and other services



To preserve tenancies and provide landlords with rental payments

Alternative to Court Process



Tenants and landlords both have access to an alternative to court process to resolve disputes before an eviction occurs

Fewer Evictions Take Place & Tenants avoid displacement



Fewer tenants are displaced and landlords maintain stable tenants and rental income

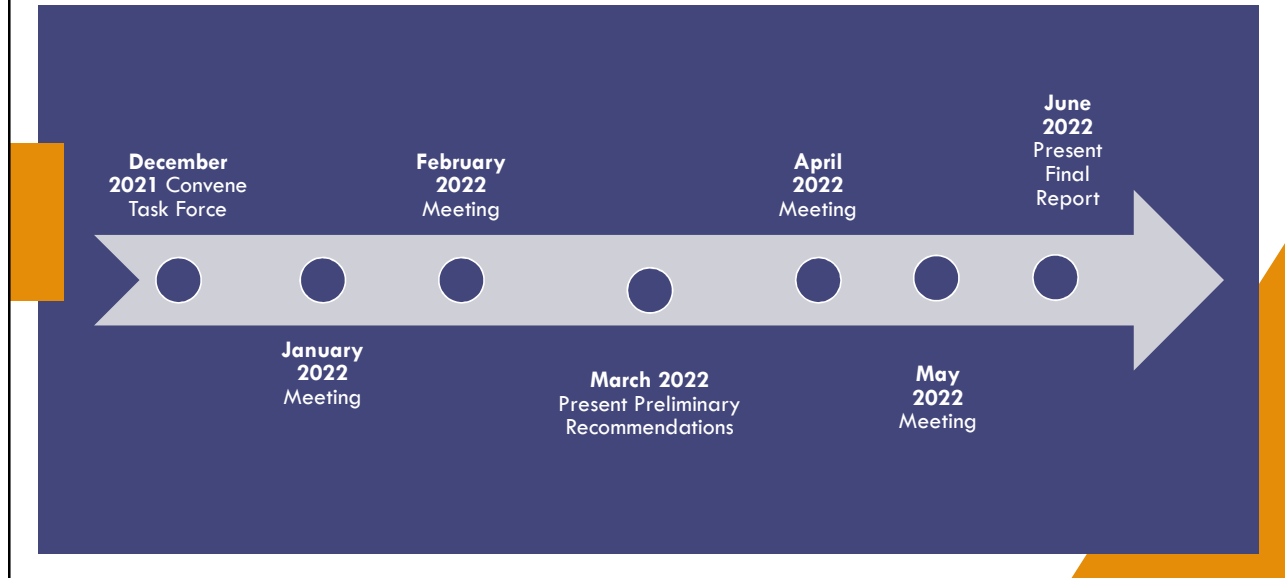
Other proactive strategies



Beneficial for both tenants and landlords

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Timeline



EVICTIION PREVENTION

Eviction Prevention is a range of strategies to help keep tenants stably housed without having to go to court.

Why is Eviction Prevention Important?

Eviction is known to lead to:

- Significant potential costs to building owners and property managers
- A range of negative outcomes for tenants, including impacts on employment,² incomes, mental and physical health, children's education, and long-term housing stability.³
 - The "Scarlet E" ⁴
- Increased spending on government operations and services⁵ needed to treat the impacts of eviction.

2. Desmond, Matthew, Gershenson, Carl. Housing and Employment Insecurity among the Working Poor. *Social Problems*, 2016, 0, 1–22 doi: 10.1093/socpro/spv025.

<https://scholar.harvard.edu/files/mdesmond/files/desmondgershenson.sp2016.pdf?m=1452638824>


3. Hugo Vásquez-Vera, Laila Palència, Ingrid Magna, Carlos Mena, Jaime Neira, Carme Borrrell, The threat of home eviction and its effects on health through the equity lens: A systematic review, *Social Science & Medicine*, Volume 175, 2017, Pages 199-208, <https://doi.org/10.1016/j.socscimed.2017.01.010>.

4. Matthew Goldstein. The New York Times. "The Stigma of a Scarlet E," <https://www.nytimes.com/2021/08/09/business/eviction-stigma-scarlet-e.html>

5. Collison, Robert, Reed, David. The Effects of Evictions on Low-Income Households. December 2018.

https://www.law.nyu.edu/sites/default/files/upload_documents/evictions_collison_reed.pdf

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THE STATE OF EVICTIONS IN R.I.

In 2016, Rhode Island had both the highest eviction and eviction filing rate in New England.¹

1. AP News. Rhode Island's eviction rate highest in New England. April 16, 2018. <https://apnews.com/article/37d6c6b971df4f2286c347ad88b9df7c>

THE STATE OF EVICTIONS IN R.I.

- The cities in RI that represent nearly 60 percent of the state's **renters** also account for 69 percent of **eviction filings** in 2020 and 2019.⁵
- The City of Providence represented nearly **a third of filings** in the years before the pandemic, and **29%** in 2020;⁶
 - Woonsocket and Pawtucket represented **27%** combined.
 - Warwick, Cranston, and East Providence accounted for **14%** of filings prior to 2020, and dropped to 13% last year.

5. HousingWorks 2021 Fact Book. Pg. 19. https://www.housingworksri.org/Portals/0/Uploads/Documents/HWRI_HFB21%20FINAL.pdf?ver=0ftzTNAYIdeMDYTua4qmcg%3d%3d

6. Ibid

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THE STATE OF EVICTIONS IN R.I.



RI Housing. Policy Map. Eviction Filings 2015-2020.

https://www.policymap.com/report_widget?pid=545706&type=rih&area=predefined&sid=8838

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THE STATE OF EVICTIONS IN R.I.

- **Informal evictions** are illegal and can include: demands to leave, lock outs, or other actions to dispossess tenants from housing without a court process.
 - Informal evictions are hard to track and disproportionately impact Black and Latino households, especially single mothers.⁴

3. Housing Works RWU. 2021 Housing Fact Book. Pg. 3.

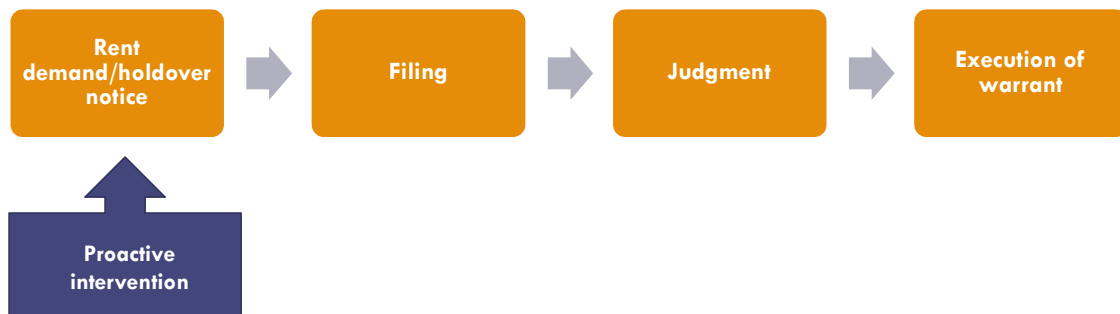
https://www.housingworksri.org/Portals/0/Uploads/Documents/HWRI_HFB21%20FINAL.pdf?ver=OfztTNAYIdeMDYTua4qmcg%3d%3d

4. Stringer, Kate. "Informal evictions are on the rise during the pandemic, with people of color most at risk for housing insecurity," University of Washington Graduate School, March 22, 2021.

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How do evictions work?

The Basic Stages of an Eviction Process



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Proactive Interventions

Proactive interventions to avoid eviction are the most cost-efficient for the City, State, tenant, and owner.

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Successful Proactive Intervention Strategies

Matt Desmond, an expert on the intersection of poverty and housing from Princeton University, argues there are typically three elements to successful proactive interventions:⁷



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7. EVICTION LAB, Eviction Diversion: Preventing Eviction Before Going to Court. <https://evictionlab.org/eviction-diversion/>

Discussion

What are your experiences dealing with eviction?
How do you think our current system could be improved?