

A panoramic view of a city skyline during winter. The foreground is filled with snow-covered trees and rooftops. In the middle ground, several tall office buildings are visible, some with lights on. A prominent white church steeple is in the center. The sky is a clear, deep blue.

# HOUSING STABILITY TASK FORCE

MEETING #2: TUESDAY, JANUARY 11, 2022

# AGENDA

1. **Welcome and Introductions** (15 minutes)
2. **Goal of Task Force and takeaways from kick-off** (5 minutes)
3. **Leading examples of housing stability programs** (15 minutes)
4. **Trevor Samios, WinnCompanies Housing Stability Program** (15 minutes)
5. **Zach Neumann, Colorado Eviction Defense Project** (15 minutes)
6. **Discussion groups** (30 minutes)
7. **Share highlights with full group** (20 minutes)
8. **Wrap Up** (5 minutes)

# 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.

# Takeaways from Kick-Off Meeting

## Mitigate Future Harm

- Record Sealing
- More time for tenants to leave
- Concern about children being listed on eviction filing

## Proactive “upstream” improvements

- Require mediation before LL files
- Assign housing navigators further upstream to assist sooner.
- Require LLs to apply for ERA before filing

## Importance of Legal Representation and Mediation

- Vital for both LLs and tenants
- Having lawyers in court house = “game changing”

## Need for Ongoing Rental Assistance

- No harm reduction when ERA ends (no safety net for rental assistance)
- Flexible diversion funds (car repairs, broken boiler)
- Inadequate income levels
- Emergency stabilization fund

## Increase Supply of Affordable Homes

- Help LLs upgrade to meet S8 standards (requires \$)
- Streamline S8 inspection process
- Add supplement to S8 for high cost areas
- Policy to mitigate displacement of tenants by students, tourists, Air BnB displacement
- Better code enforcement (requires \$)
- More S8 outreach and education

# URBAN INSTITUTE REPORT

HOUSING CRISIS RESEARCH COLLABORATIVE



HOUSING  
CRISIS  
RESEARCH  
COLLABORATIVE

## Eviction Prevention and Diversion Programs

Early Lessons from the Pandemic

*Mark Treskon, Solomon Greene, Olivia Fiol, and Anne Junod*

*April 2021 (updated May 2021)*

# EXAMPLES FROM ACROSS THE COUNTRY

## Texas Eviction Diversion Program

The **Texas Eviction Diversion Program** (TEDP) is a statewide, interagency rental assistance program implemented by the state Supreme Court and the Office of Court Administration.

- Requires Landlord to provide information on TEDP program with eviction notice
- Allows courts to pause eviction proceedings if both landlord and tenant participate
- Keeps evictions off tenants' records
- Makes lump sum payments to landlords for past-due rent and late fees, allowing tenants to remain in their homes

Mark Treskon, Solomon Greene, Olivia Fiol, Anne Junod. April 27, 2021. Urban Institute. Eviction Prevention and Diversion Programs: Early Lessons from the Pandemic

<https://www.urban.org/research/publication/eviction-prevention-and-diversion-programs-early-lessons-pandemic>

Texas Department of Housing and Community Affairs. Texas Eviction Diversion Program (TEDP). <https://www.tdhca.state.tx.us/TEDP.htm>



# EXAMPLES FROM ACROSS THE COUNTRY

## The Philadelphia Eviction Diversion Program

The **Philadelphia Eviction Diversion Program** partners with nonprofit organizations to offer housing counseling and mediation to tenants and landlords to avoid formal eviction proceedings.

- On March 31, 2021, the Municipal Court entered an order requiring landlords to participate in the Eviction Diversion Program before filing eviction cases for nonpayment of rent between April 1 and May 16, 2021, a move intended to strengthen the existing program.
- In more than **90%** of the nearly 2,500 cases in the program, landlords and tenants have **either reached an agreement or agreed to keep negotiating**.

Mark Treskon, Solomon Greene, Olivia Fiol, Anne Junod. April 27, 2021. Urban Institute. Eviction Prevention and Diversion Programs: Early Lessons from the Pandemic

<https://www.urban.org/research/publication/eviction-prevention-and-diversion-programs-early-lessons-pandemic>

The Philadelphia Inquirer. *Philly's program that prevents evictions will continue through 2022*. December 16, 2021. <https://www.inquirer.com/real-estate/housing/rental-assistance-philadelphia-eviction-diversion-20211216.html>

# LESSONS FOR POLICY AND PROGRAMS

## Best Practices for Eviction Prevention and Diversion Models

- 1. Holistic Program Design**
  - Referrals to financial counselors and or social service providers
- 2. Recruit and Collaborate with Landlords**
  - Less adversarial, mutually beneficial relationship
- 3. Rental/Financial Assistance**
  - ERA is essential to making all other program elements work
- 4. Equitable Program Design & Outreach**
  - Pandemic-related constraints → creative solutions: PSAs, utility notices, vaccination sites
- 5. Leverage pandemic response for lasting solutions**
  - Identify how to sustain and scale up program

Mark Treskon, Solomon Greene, Olivia Fiol, Anne Junod. April 27, 2021. Urban Institute. Eviction Prevention and Diversion Programs: Early Lessons from the Pandemic

<https://www.urban.org/research/publication/eviction-prevention-and-diversion-programs-early-lessons-pandemic>



# WINN COMPANIES HOUSING STABILITY MODEL

**Massachusetts**



**Trevor Samios**  
Connected Communities Senior Vice  
President, WinnCompanies

# COLORADO EVICTION DEFENSE PROJECT

**Colorado**



**Zach Neumann**  
Executive Director, Colorado Eviction  
Defense Project

## Discussion

What housing stability strategies are you interested in, skeptical about, or unsure of?

Were there any policies that jumped out from the examples that you think RI could implement? What are the barriers?