

Actionable Issues:

High rates of eviction for voucher holders, inability to access housing after eviction (voucher discrimination)

- Research (AFH, Urban Institute)
- 1 on 1, interviews, direct rep
- Tenant story forms

Over 70% of 22,000 annual eviction filings in Philadelphia are against Black women.

- Research (ACLU, Reinvestment Fund)
- Community forums

Highest rates of eviction occur in: North Philly, Germantown, University City

- Research and Data (ACLU, Reinvestment Fund)
- Surveys
- Community forums and community ed

5-7% of tenants are represented in eviction court, while 85-90% of landlords are represented in over 22,000 eviction filings per year

- 1 on 1, interviews, direct rep
- Community forums
- City Council Hearing

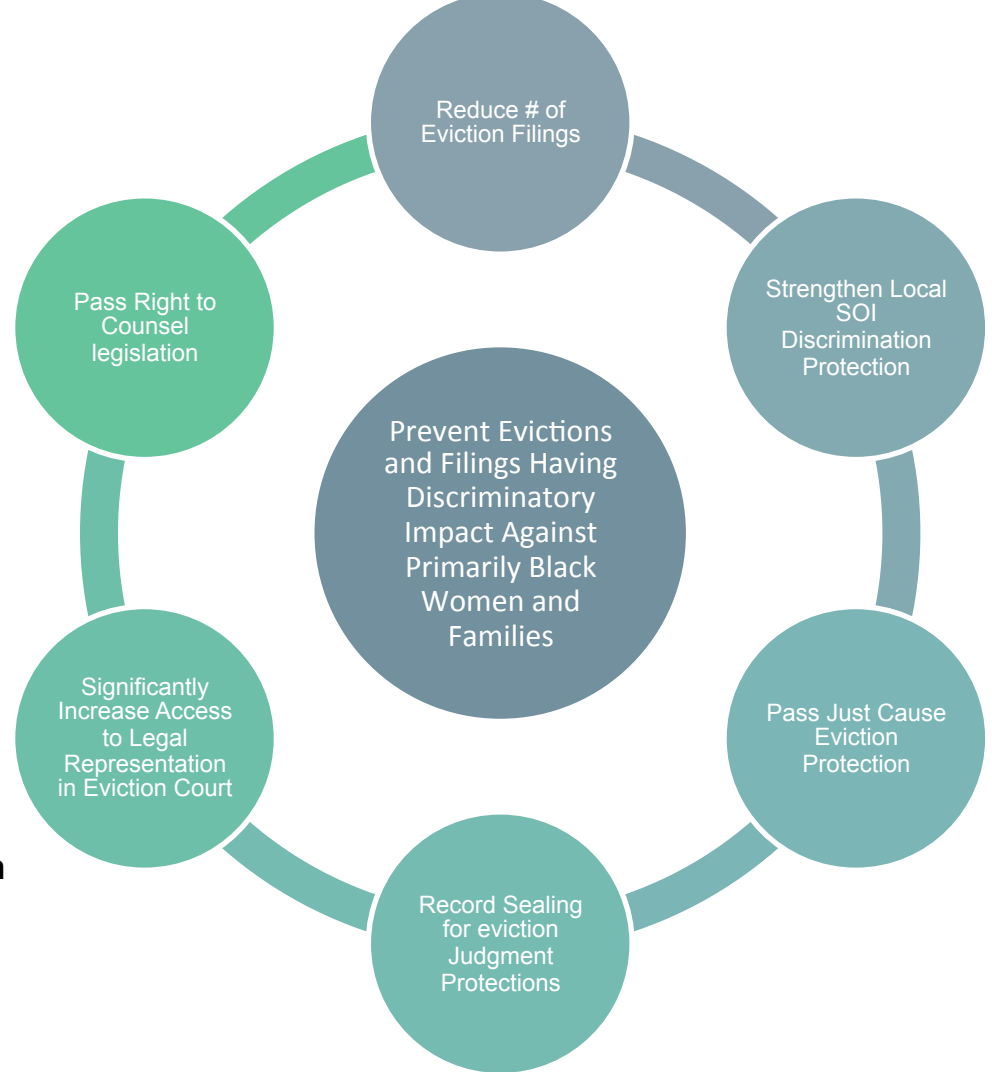


Surfacing Problems

- **Research, national trends, data from AFH (focus groups, surveys)**
- **Meetings with tenant organizers and activists**
- **Tenant Story Forms during client intake**
- **Community Meetings, Townhalls, Forums**
- **City Council Hearings**
- **Artmaking and cultural event**
- **One on One Interviews and Direct Representation**
- **Community Education and Workshops**

Racial Equity Considerations:

- **Actively engages Black people and POC**
- **Reveals racial inequities**
- **Focuses on systemic change**
- **Advances positive racial impacts**
- **Expands public awareness of systemic racism**



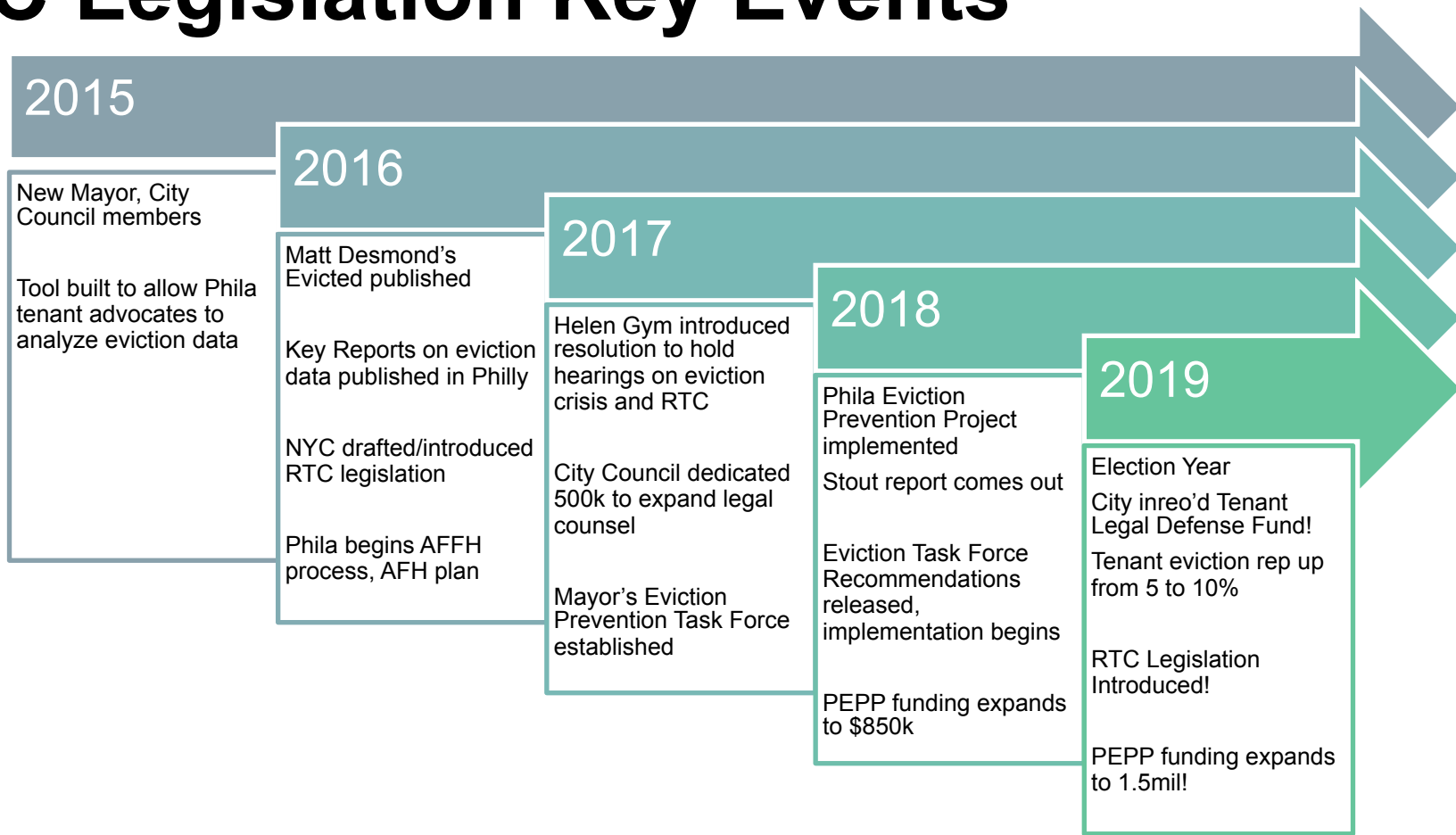
Targets, Allies, Adversaries, and Champions

- **City Council**
- **Tenants' Union, Organizers, Activists**
- **Mayor and Administration**
- **Landlords**
- **Div. of Housing and Comm Development**
- **Fair Housing Commission**
- **Philadelphia Housing Authority**
- **Courts**
- **Medical and Healthcare workers**

Strategic considerations: new administration, new vs. senior CC Members, election year, "vote trading," leveraging political controversy, budget season, wave of pro-tenant housing legislation, growing resistance against tax abatement



RTC Legislation Key Events



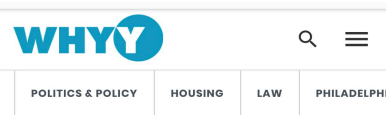
RTC Legislation

- Introduced by Councilmember Helen Gym in May 2019, had several co-sponsors, passed unanimously in December 2019
- According to WHYY, "Every candidate who responded to a survey by Reclaim Philadelphia, a progressive political group, indicated they would support the right to counsel. A handful who did not respond to Reclaim's questions, including Domb and 2nd District candidate Lauren Vidas, also expressed support for the idea. Second District Councilman Kenyatta Johnson co-sponsored the legislation."
- Modeled after New York City and Newark's RTC legislation
- Guarantees a lawyer for tenants facing eviction and with income up to 200% of FPL
- Includes a provision for community education
- Separate legislation introduced to create a funding mechanism – Low Income Tenant Legal Defense Fund
- Implementation will prioritize lowest income and/or zip codes with highest rates of eviction – correlates with areas of racially concentrated poverty



Philly City Council gets bill that would guarantee right to lawyer for tenants facing eviction

 **PAT LOEB**
MAY 08, 2019 - 9:22 PM



Philly renters guaranteed lawyers in eviction court under new City Council bill

By [Jake Blumgart](#) · May 9, 2019



Philadelphia City Council member Helen Gym. (Emma Lee/WHYY)