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 repCommunity forumsCity Council Hearing

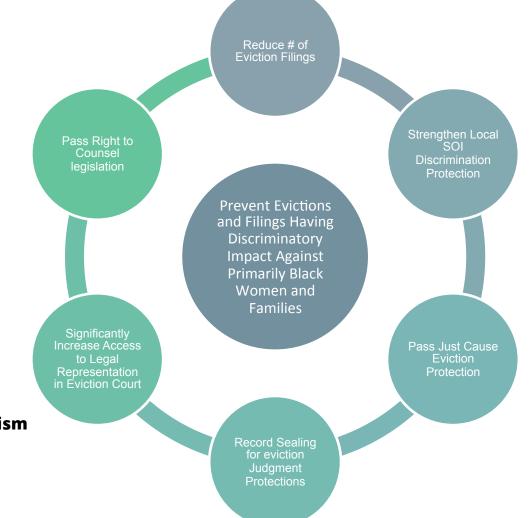


Surfacing Problems

- 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

	2016				
New Mayor, City Council members Tool built to allow Phila tenant advocates to analyze eviction data	Matt Desmond's Evicted published Key Reports on eviction data published in Philly NYC drafted/introduced RTC legislation Phila begins AFFH process, AFH plan	2017 Helen Gym introduced resolution to hold hearings on eviction crisis and RTC City Council dedicated 500k to expand legal counsel Mayor's Eviction Prevention Task Force established	2018 Phila Eviction Prevention Project implemented Stout report comes out Eviction Task Force Recommendations released, implementation begins	2019 Election Year City inreo'd Tenant Legal Defense Fund! Tenant eviction rep up from 5 to 10% RTC Legislation Introduced!	
			PEPP funding expands to \$850k	PEPP funding expands to 1.5mil!	

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



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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)