

CLPHA



HOUSING IS SUMMIT 2021



#HousingIs2021

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Eviction in Cuyahoga County & Cleveland

Prior to the COVID-19 Pandemic

Dorivette Nolan, Director of Policy, Planning, & Housing Mobility
Cuyahoga Metropolitan Housing Authority

The Cleveland Eviction Study & Downstream Paths of Eviction

- Prior to COVID-19
 - 20,000 Cuyahoga County
 - 9,000 Cleveland
- The Center on Urban Poverty & Community Development at Case Western Reserve University
 - The Cleveland Eviction Study: Observations in Eviction Court and the Stories of People Facing Eviction – October 2019
 - The Cleveland Eviction Study: Downstream Paths of Evictions into Homelessness and Loss of Human Capital – October 2019
- Studies have been used to bolster advocacy efforts

The Fair Housing Working Group

The Fair Housing Working Group has supported and advocated for policies that help prevent eviction:

- Right to Counsel in Cleveland
- Pay to Stay
- Source of Income



CMHA Eviction Prevention Approach & Experience

Policies, Staff, & Research Participation

CMHA Eviction Prevention Policies & Practices

- CMHA Policy
 - Hardship Exemptions, Repayment Agreements & Interims
- Working with tenants, even at the point eviction
 - As demonstrated in the Cleveland Eviction studies
- Landlord Outreach Coordinator Position
 - Serves as a point of contact to existing and prospective landlords; mediates landlord/tenant issues
 - Landlords are provided with full range of options to address issues of concern
 - Eviction as a last resort

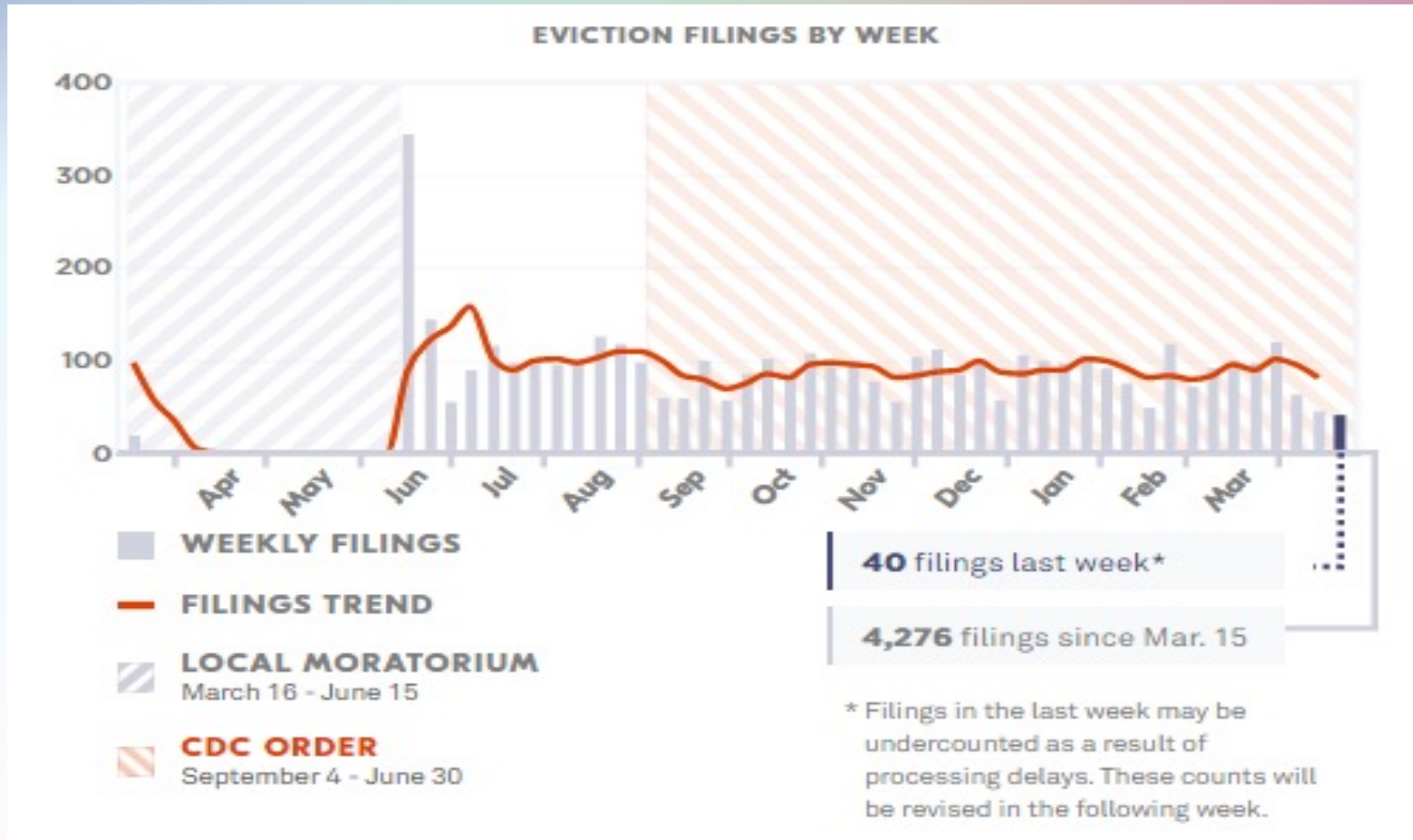
Additional Eviction Work

- CMHA was invited to participate in a qualitative research study of landlord/tenant dynamics in America, conducted by researchers from The Eviction Lab at Princeton University.
- In-Person interviews
- Immersive experience



Eviction during COVID-19

Eviction Filings in Cleveland



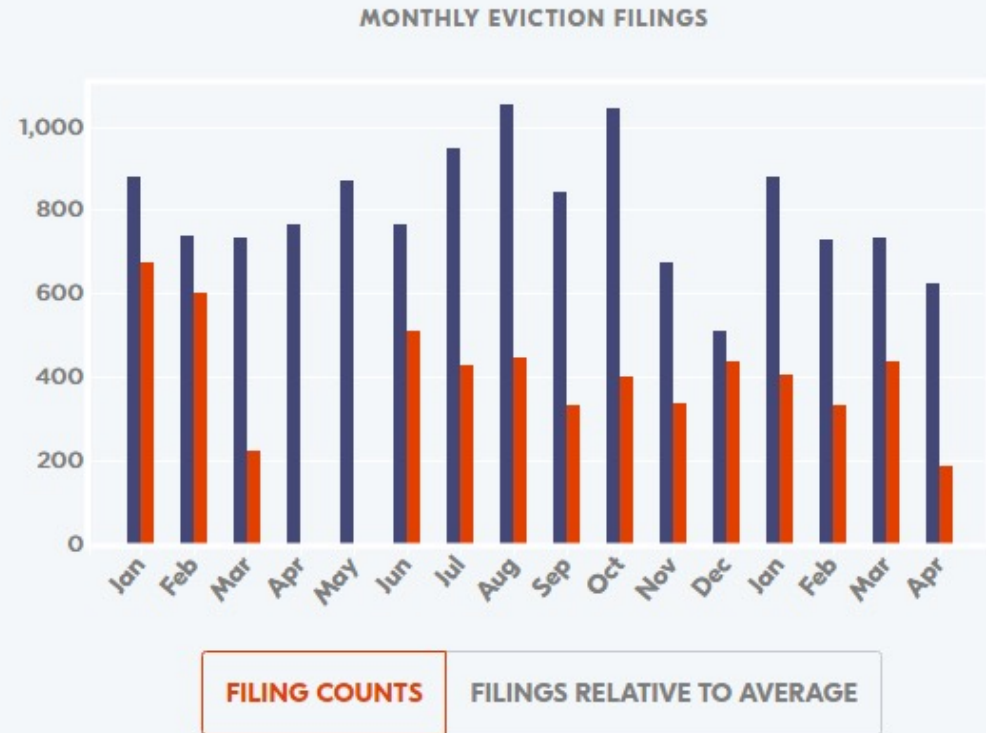
Changes in eviction filings

Eviction filings in Cleveland were slightly below average in January and February of this year.¹ Filings dropped dramatically in March and were near zero until mid-June, after which filings increased but have remained below historical averages.²

■ **AVERAGE FILINGS** ■ **FILINGS THIS YEAR**

¹ Average eviction filings taken from Eviction Lab data for 2012, 2013, 2015, and 2016

² Filing data for 2020 collected by [January Advisors](#)



Eviction Prevention During COVID-19 Pandemic

Programs in Cuyahoga County

- NEO Rent Help Program
 - Funded by City of Cleveland and Cuyahoga County, using Community Development Block Grants (CDBG) and CARES Act Funding
 - Qualified applicants can receive up to 12 months rent

CMHA's Approach

- Refers and helps tenants apply for assistance
- Suspend non-payment of rent evictions in CMHA owned properties

Thank You!

Any further questions?



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