



NATIONAL LOW INCOME
HOUSING COALITION

Local Efforts to Pass Tenant Protections

ERASE Summer Webinar Series

July 27th, 2023

Agenda



3:00 – 3:05 Welcome and Brief Overview of Resources – Victoria Bourret, ERASE Senior Project Coordinator, NLIHC

3:05 – 3:10 Overview of Federal Tenant Protections Advocacy Work– Kayla Laywell, Policy Analyst, NLIHC

3:10 – 3:20 Enactment of Law Limiting Excessive Application and Tenancy Fees – Angelica Moran, Public Policy Specialist, Idaho Center for Fiscal Policy

3:20 – 3:30 Enactment of Laws Banning Application Fees, Establishing a Rental Registry, and Sealing Eviction Records - Katie West, Director of Strategic Initiatives, Housing Network Rhode Island
3:50 – 4:10 Panel Discussion and Q and A

3:30 – 3:40 Enactment of Eviction Sealing Law - Andrew Bradley, Policy Director, Prosperity Indiana

3:40 – 3:50 Implementing Tenants' Right to Counsel Program - Tonya Myers-Phillips, Public Policy Advisor, Michigan Legal Services & Project Leader, Detroit Right to Counsel Coalition

3:50 – 4:10 Panel Discussion and Q & A – Victoria Bourret, Senior ERASE Coordinator, NLIHC

4:10 – 4:15 Wrap up

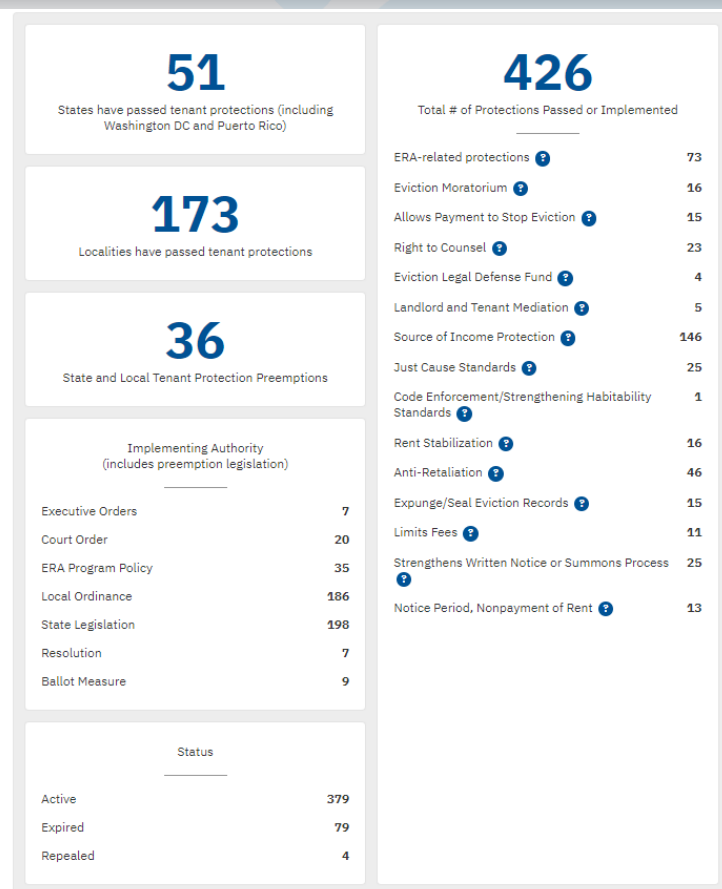
ERASE Resources



1. State and Local Tenant Protections Database

2. ERASE briefs

1. [Eviction Record Sealing and Expungement Toolkit](#)
2. [Promoting Housing Stability Through Just Cause Legislation](#)
3. [The State of Statewide Tenant Protections](#)



Last updated: 7/18/2023

ERASE Resources



Resources available at www.nlihc.org/erase-project

Thank you!



Questions? Please email nhussein@nlihc.org
or vbourret@nlihc.org



Idaho Asset
Building Network

Enhancing Renter Protections in Idaho



Idaho Asset
Building Network



IDAHO
CENTER for
FISCAL POLICY

IABN

IABN's ERASE Project

Project Goals:

1. Ensure Idahoans have equitable and continued access to ERA funds
2. Enhance renter protections in Idaho
3. Stand up a permanent state-funded rental assistance program in Idaho



IABN's Fairness in Renting Equity Group

- Created and convened an ERA Equity group and a Fairness in Renting Working group.
- First step was to decide on the policies each group wanted to prioritize for the legislative session



Housing Justice For All



BOISE/ADA COUNTY
HOMELESS
COALITION



The
Idaho
Foodbank

AARP[®]



Idaho State Independent Living Council



JESSE
TREE

Enhancing Renter Protections in Idaho

Senate Bill 1039aa requires:

- Landlords to disclose all fees in rental agreements
- All rental fees to be reasonable
- Landlords to give 30 days' notice for any change in fees

SUCCESS: Signed into law!



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HOUSING NETWORK
OF RHODE ISLAND

RI TENANT PROTECTIONS PASSED IN 2023

*PREPARED FOR: NLIHC ERASE WEBINAR
JULY 27, 2023*



ABOUT HNRI & HOMES RI



HOUSING NETWORK
OF RHODE ISLAND

- *HNRI is the state's membership association of 15 nonprofit affordable housing developers.*
 - *Strengthen membership by acting as convener and advocate.*
- *Backbone for Homes RI*
- *Multi-sector coalition working to increase and preserve supply of safe, healthy, affordable homes.*



HOMES RI

POLITICAL LANDSCAPE



HOUSING NETWORK
OF RHODE ISLAND

- *RI House elected a new Speaker (Joe Shekarchi, D-23) in 2021 who has made housing a top priority*
- *In 2021, passed statewide SOT law, approved \$65M Housing Bond, and dedicated funding stream through conveyance tax*
- *In 2021 created Dep. Sec. of Housing role, elevated this in 2022 to Cabinet level position and authorized creating new Department of Housing, appointed new Sec. in Feb 2023*
- *In 2022 and 2023, passed package of bills aimed at streamlining production of LMI housing and land use regs*
- *2022 and 2023: RIGA approved total of \$321.5 million in SFR funds for housing*

POLITICAL LANDSCAPE



HOUSING NETWORK
OF RHODE ISLAND

- *2020 and 2022 elections – core slate of legislators in RI House and Senate who have championed housing*
 - *In 2023 session, over 130 bills directly relating to housing introduced**
 - *38 Landlord-Tenant bills**

**counts House/Senate companions*



Representative June Speakman (D-68) and Senator Meghan Kallman (D-15) at HNRI 2023 Annual Meeting



2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
OF RHODE ISLAND



How a hard-working, middle-class family spiraled into homelessness

With two working parents, \$80,000 a year in income, four kids, and a stable home in Rhode Island, the Strong family was living the American dream. Then they were evicted. And the nightmare began.

WRITTEN BY ALEXA GAGOSZ, PHOTOGRAPHS BY SUZANNE KREITER
PUBLISHED DEC. 17, 2022



Holly Barchie and her family testify at the House hearing for rental application fee ban in March 2023



Rental application fee ban House Bill 6087aa & Senate Bill 311A

Prohibits landlords/property managers from charging prospective tenants a rental application fee and allows tenants to provide their own state background check and/or current credit report.



HOUSE SPONSOR
Rep. Cherie Cruz



SENATE SPONSOR
Sen. Melissa Murray

Thank you

2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
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Rental Application Fee Bill (H-6087, S-311)

- *Bill prohibits landlords from charging prospective tenants an application fee (Jan 1, 2024 effects)*
- *Landlords can still require a BCI and/or credit check*
 - *Tenants cannot be charged a fee for background/credit check if they provide their own state-issued criminal background check and/or credit report issued w/in 90 days to a landlord*
 - *If they do not provide their own, they may be assessed a fee by the landlord – only for the actual cost of obtaining the criminal and/or credit report. The tenant is required to be provided a copy of the respective reports.*
 - *The landlord can obtain an independent background / credit check above and beyond the state criminal background check or credit report, but must do this at their own expense.*

 *RI has a state law prohibiting rental app fees and method for tenants to provide their own docs w/o being charged or to receive a copy of info used to screen*

 *Enforcement (not defined in bill), education and outreach*

2023 LEGISLATIVE SUCCESSES FOR TENANTS

Attorney General Neronha, legislative partners announce package of bills to end lead poisoning in Rhode Island

Published on Tuesday, April 25, 2023

Attorney General Peter F. Neronha, alongside legislative partners, today announced a package of bills aimed at drastically reducing childhood lead poisoning in Rhode Island. The three proposed bills mark a crucial step in eradicating childhood lead poisoning by ensuring compliance with existing laws.

- [HB 6239](#) & [SB 804](#) – Establishes a statewide rental registry where landlords who own non-exempt buildings that were built before 1978 would be required to file lead conformance certificates already required by law. House sponsor Deputy Whip Mia Ackerman; Senate sponsor Chairwoman Dawn Euer.
- [HB 6238](#) & [SB 729](#) – Allows tenants to pay their rent into an escrow account when there are unaddressed lead hazards in their homes. These bills ensure that tenants remain current on their rent obligations, and that landlords won't be able to access the funds until they address the lead hazards. House sponsor Representative David Morales; Senate sponsor Senator Tiara Mack.
- [HB 6201](#) & [SB 739](#) – Allows families affected by childhood lead poisoning to recover up to three times their actual damages (known as treble damages), which would create another mechanism to encourage compliance with existing law.



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LEAD POISONING PREVENTION LEGISLATION

Passed this session

House Bill 6239A & Senate Bill 0804aa

A bill sponsored by Rep. Mia Ackerman and Sen. Dawn Euer to establish a statewide rental registry where landlords of non-exempt buildings built before 1978 would be required to file lead conformance certificates.

House Bill 6238A & Senate Bill 0729aa

A bill by Rep. David Morales and Sen. Tiara Mack allowing tenants to pay their rent into an escrow account when there are unaddressed lead hazards in their homes.

House Bill 6201 & Senate Bill 0739

A bill sponsored by Sen. Valarie Lawson and Rep. Matthew Dawson to allow families affected by childhood lead poisoning to recover up to three times their actual damages (known as treble damages) if their landlord is found to have violated lead safety laws.

All three of these bills were requested by the Attorney General.

House Bill 5007A & Senate Bill 0002B

A bill sponsored by Senate President Dominick J. Ruggerio and Rep. William W. O'Brien to address lead pipes in Rhode Island's water supply system.

House Bill 5946A & Senate Bill 0656A

A bill sponsored by Sen. Jonathon Acosta and Rep. Brandon T. Voas requiring lead hazard mitigation for pre-1978 rental dwelling units.

THANK YOU!



2023 LEGISLATIVE SUCCESSES FOR TENANTS



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Rental Registry (S-804, H-6239)

- *Requires all landlords to register with Dept. of Health*
- *All landlords who lease residential property constructed prior to 1978 must provide a valid certificate of conformance with RI's lead hazard mitigation laws*
- *Penalties for landlords who fail to register by required deadline (10/01/2024)*
- *Landlords cannot evict a tenant for nonpayment unless they are in compliance with the registry law*
- *Enables the Dept. of Health and AG to commence legal action against "repeat offenders"*

 *First of its kind statewide rental registry in RI – serious win*

 *Maintenance, outreach, ongoing compliance*

2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
OF RHODE ISLAND

What Helped

- *Attorney General taking the lead*
- *Strong legislative champions as bill sponsors & political will -*
 - *House Deputy Whip Mia Ackerman, Chair of Senate Judiciary Dawn Euer*
 - *Lead was a top issue for Senate President*
- *Visible – op-eds, media coverage, including lawsuits against noncompliant landlords, Lead Poisoning Prevention Day*
- *Incredibly strong slate of advocates, organized testimony*
 - *S/O to RI Center for Justice, RI Childhood Lead Action Project, Reclaim RI, Prov Org of Workers and Renters, DARE, and many others*

2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
OF RHODE ISLAND

★ S912 - Sealing by Motion

Provides for the sealing of court files in residential eviction proceedings upon the filing of a motion.

How this bill helps Rlrs:

- ★ Provides the opportunity for either the landlord or tenant to request to seal an eviction filing once the judicial process has played out.
- ★ Will more accurately reflect what happened in an eviction case, to the benefit of landlords and tenants alike.
- ★ Balances due process with the interest of helping tenants have a fairer chance at renting future properties.

SWIPE >>>



STATE

Rally calls on RI lawmakers to support tenants' rights in several ways. Here's the ask



Patrick Anderson

The Providence Journal

Published 7:19 p.m. ET May 30, 2023 | Updated 4:45 p.m. ET May 31, 2023

EVICITION SEALING
LEGISLATION



PASSED BY THE RI GENERAL ASSEMBLY

*Thank
You*

ALLOWS
RHODE
ISLANDERS TO
SEAL AN
EVICITION
COURT
RECORD EVERY
FIVE YEARS
UPON
REQUEST.



House Sponsor
Rep. Teresa Tanzi



Senate Sponsor
Sen. Tiara Mack

2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
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Eviction Sealing (S-912, H-6323)

- *Any party to an eviction action may file a motion to seal the record*
- *Parties are limited to one request every five (5) years*
- *Court rules on the motion to seal and is able to consider:*
 - *Dismissal of case*
 - *If case was resolved by stipulation*
 - *If monetary judgement was satisfied or dismissed for lack of prosecution*
- *May be sealed by court w/in 30 days after expiration of appeal period*

 *There now exists a path for tenants to have an eviction action sealed from their record*

 *Can only happen every five years, isn't automatic*

2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
OF RHODE ISLAND

Honorable Mentions

- *PASSED IN HOUSE: Bill that would increase amount of time a landlord has to give notice of a rent increase from 30 days to 60 days*
- *PASSED: Increases amount a tenant may deduct from rent for repairs from \$125 to \$500*
- *PASSED: Lead pipe replacement legislation and legislation to remove exemption from lead laws for 2-3 family owner-occupied rental homes*



2023 LEGISLATIVE SUCCESSES FOR TENANTS



HOUSING NETWORK
OF RHODE ISLAND

Successes and Challenges

- *Coordination across coalitions and organizations*
- *Strong partnerships with legislators and in government*
- *Building political will – cultivating champions*
- *Making noise / visibility – identifying allies in the media to capture stories*
- *Keeping focused – urgency of issue means there are many different priorities*



Thank You

Visit
housingnetworkri.org for
more information





From Underdog Advocacy to Eviction Sealing Legislation

Andrew Bradley, Prosperity Indiana

for Ending Rental Arrears to Stop Eviction (ERASE)

Summer Webinar Series

State Legislative Efforts to Advance Tenant Protections

July 27, 2023



TL:DR Story of how a key tenant protection was achieved in a challenging policy environment

- Leveraging eviction data, media coverage, and key Coalition partners;
- Allowed us to shift the public narrative around evictions & 'Scarlet E';
- So that the industry included eviction sealing in their own legislation.
- Momentum sets up broader efforts to expand housing stability & affordability



Hoosier Housing Needs Coalition

Above all Multi-sector and Tenant Leadership critical to policy





Hoosier Housing Needs Coalition

Indiana Supreme Court Eviction Taskforce (including HHNC partners) leads to order creating 'EV' code that allows

In the
Indiana Supreme Court

Cause No. 20S-MS-1



Order Amending Administrative Rules

Under the authority vested in this Court to provide by rule for the procedure employed in all courts of this state and this Court's inherent authority to supervise the administration of all courts of this state, Indiana Administrative Rule 8 is amended as follows (deletions shown by striking and new text shown by underlining):

...

Rule 8. Uniform Case Numbering System

...

(B) **Numbering System.** The uniform case numbering system shall consist of four groups of characters arranged in a manner to identify the court, the year/month of filing, the case type and the filing sequence. The following is an example of the case number to be employed:

55C01-1101-CF-000123

...

(3) Case type. The third group of two characters shall designate the type of proceeding utilizing the following case classification code:

Civil Case Types

EV-- Petition for Eviction (to be used for residential and commercial evictions filed on or after 1/1/2021-- including claims for related damages; however other landlord/tenant disputes such as damages without request

STATE	FILINGS LAST WEEK ¹	FILINGS SINCE 03/15/20	TREND SINCE 03/15/20	
CONNECTICUT	216	42,739		VIEW REPORT >
DELAWARE	349	30,598		VIEW REPORT >
INDIANA	1,583	186,784		VIEW REPORT >
MINNESOTA	435	41,632		VIEW REPORT >
MISSOURI	763	96,705		VIEW REPORT >
NEW MEXICO	264	34,784		VIEW REPORT >
PENNSYLVANIA	2,283	260,570		VIEW REPORT >
RHODE ISLAND	236	19,630		VIEW REPORT >
VIRGINIA	3,011	249,540		VIEW REPORT >
WISCONSIN	576	69,160		VIEW REPORT >



Hoosier Housing Needs Coalition

PI & HHNC also used PolicyLink's Rent Debt Dashboard (analysis of Census HH Pulse) as an easy way

\$92,200,000

Estimated Total Rent Debt

77,000

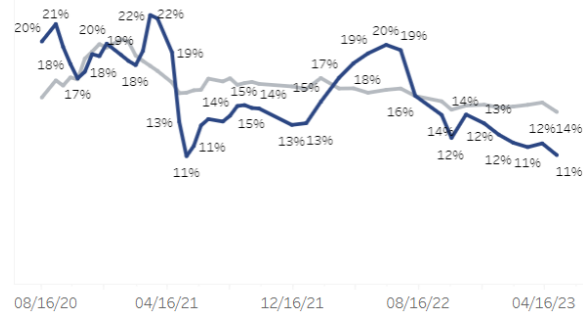
Households Behind on Rent

89,000

Children in Behind Households

Rent debt remains at crisis levels, placing millions of renters at risk of eviction.

Renter Households Behind on Rent
United States | **Indiana**



Those behind on rent are overwhelmingly low-income households who experienced job and income losses during the pandemic.

Characteristics of Renters Behind on Rent, Indiana

People of Color



Unemployed



Low Income

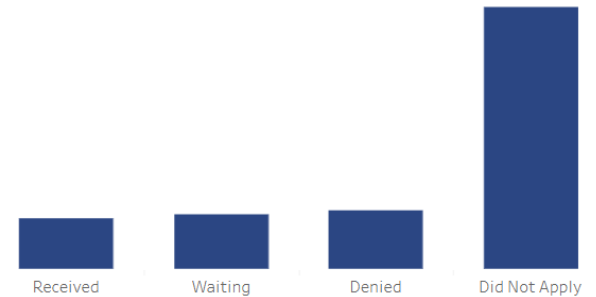


Households with Children



As of June 2022, most renters with arrears had not yet applied for assistance or were waiting for a response.

Status of Government Rental Assistance, Indiana





Hoosier Housing Needs Coalition

Eviction data transparency combined with lifting up tenant experiences allowed HHNC to link poor habitability standards, lack of protections to evictions

Johniton S. apt. 2 has dealt with black mold for 5 or 6 yrs in his bathroom. It is so bad that the walls are going to have to be replaced. He suffers from lung issues and can barely breath sometimes. He has had to go without a stove for 3 weeks or more, has now been without a refrigerator since it was reported on June 14th, 2020. Went all winter without heat. ”

SUBMITTED BY PENNY D. & FELLOW
TENANTS
Madison, IN



Learn more at housing4hoosiers.org

Imagine working over 40 hours a week and only being able to afford to live in an apartment complex with your family that has crime, mold, and missing windows. How can any of us be okay with families paying almost \$800 to live in conditions like what is pictured? ”

SUBMITTED BY ALEX B.
Evansville, IN



Learn more at housing4hoosiers.org

#Housing4Hoosiers



#Housing4Hoosiers





Data and tenant stories allowed HHNC to change public conversation on evictions and tenant protections

AP

EXPLAINER: How Indiana evictions might surge post-moratorium

Top Stories

EXPLAINER: How Indiana evictions might surge post-moratorium

By CASEY SMITH July 30, 2021

'Priced out of Northwest Indiana': Rents outpacing salaries; low-income Hoosiers hardest hit

Indiana had one of the highest eviction rates in the country before and during the pandemic, according to report

An 'affordable' city? Service workers say COVID reveals critical gaps in Fort Wayne's housing system

AUGUST 18, 2022

New report underscores Indiana's lack of legal protections for tenants

WBAA | By Benjamin Thorp
Published October 12, 2022 at 5:04 PM EDT





Hoosier Housing Needs Coalition

After 1.5 years of HHNC advocacy, industry includes eviction sealing in HB 1214

Pros:

- 180 days after filing an eviction, Court will direct plaintiff to dismiss the case if not prosecuted
- If there is no judgement that says the tenant owes the landlord money in the eviction case and the case is dismissed/vacated/overturned/decided in favor of the tenant, the tenant can seek to have their record sealed

Could benefit an estimated 40% of renters with eviction filings, or 1.4M since March 2020



Hoosier Housing Needs Coalition

After 1.5 years of HHNC [advocacy](#), industry includes eviction sealing in [HB 1214](#)

Cons:

- HB 1214 did not use our preferred language that would have made the sealing process uniform and automatic
- Does not address third-party records – or underlying causes of evictions
- The actual purpose of HB 1214 was to ensure that Indiana's [Fast-Track Facilitation](#) (court-based eviction diversion) program remains voluntary
- Admin challenges of reaching the ~74K Hoosier households eligible for filing sealing



Hoosier Housing Needs Coalition

Implementing HEA 1214's eviction sealing, scaling statewide

- HHNC has worked with partners at IN Bar Foundation & IU McKinney Law School to create [Eviction Expungement Instructions](#) and outreach for tenants and [continuing education](#) for attorneys
- Also working to spread information to ERA2-funded [Housing Stability Network](#) and [Legal Services Network](#) providers

Eviction Expungement Instructions



This form packet asks a court to expunge (seal) an eviction.

An **eviction** is a case filed in court by a landlord that wants a tenant removed from the property. An **expungement** seals a case. An expunged, or sealed, case will not show up on **government records that can be seen by the public**. An expungement does not remove a case from public sources like webpages that are not owned by the government, or from other news sources like newspapers.

There are two forms in this packet:

1. Appearance form
2. Verified Motion to Seal Court Eviction Record



This form packet was designed for use when:

1. there is no judgement that says the tenant owes the landlord money in the eviction case; and
2. the eviction was either:
 - ☐ dismissed by the court, or
 - ☐ decided in favor of the tenant, or
 - ☐ the decision was overturned or vacated on appeal; and
3. there is supporting documentation or evidence that helps show that the above information is true; and
4. a tenant wants an eviction record sealed under [Indiana Code § 32-31-11](#) and/or [Indiana Code § 5-14-3-5.5](#) and/or [Indiana Access to Court Records Rule 6\(A\)\(2\)](#).



Complete, signed forms should be filed in the same court the eviction was filed in.



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Understanding Indiana's New Eviction Sealing Law

Presented by the [ISBA Pro Bono Committee](#) and the [Indiana Bar Foundation](#)

As part of the [Indiana Pro Bono Academy](#)

Tuesday, July 12, 2022

12:00 - 1:00 p.m. ET

1.0 hr. CLE

About the event

Join us to learn about the new law (Indiana Code § 32-31-11-4) that takes effect on July 1, 2022 for sealing of eviction records in cases where an eviction was filed but an eviction order was not granted, the case was dismissed, or the eviction order was overturned on appeal. The new law permits, in some cases, for a petition to be filed with the court to seal the eviction case so that it is not a public record.

Presenters:

Kate Guerrero, Indiana Bar Foundation

Dana Luetzelschwab, Pro Bono Indiana

Prof. Fran Quigley, Indiana University McKinney School of Law

Hon. Catherine Stafford, Monroe Circuit Court IV

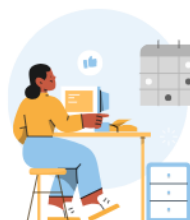
Andrew Thomas, Indiana Legal Services, Inc.

Eviction Sealing Form

Renters who have one or more evictions on their record may struggle to find housing options and may want this record sealed from the public eye. Tenants who qualify may complete and file the following forms with the appropriate county court to request that their eviction record be sealed.

What are the qualifications?

- This form is for renters/tenants.
- You must have at least one eviction on your record.
- There must not be an existing judgment that says the renter/tenant owes the landlord money in the eviction case.
- The eviction must be either:
 - Dismissed by the court
 - Decided in the favor of the tenant
 - Overturned by the court or vacated on appeal.
- You must have supporting documentation or evidence that shows the above information is true.



Before Starting

- We recommend that you set aside **1 hour** to complete all forms.
- Representing yourself in court should not be taken lightly, and there are many reasons why hiring an attorney is a good idea. If you do choose to represent yourself, click [here](#) for what you need to know.





Hoosier Housing Needs Coalition

Momentum from HR 1214 fueled PI & HHNC's

FEBRUARY 22, 2022

**Senate unanimously passes bill that would seal some
eviction filings**

broader housing agenda

**New law gives Hoosier tenants some relief from
eviction stigma**

March 30, 2022 | Marilyn Odendahl

**What's next for IndyRent as federal funding fades
away?**

September 23, 2022 | Taylor Wooten

**Group seeking solutions for eviction
crisis in Indiana**

The nonprofit Prosperity Indiana estimates more than 110,000 Hoosier households are behind on rent and in danger of losing their homes.

OCTOBER 12, 2022

**Indiana housing advocates eye permanent federal
rental assistance to help with ongoing housing crisis**



**Feel free to reach out
with any questions**

Andrew Bradley

Policy Director, Prosperity Indiana

abradley@prosperityindiana.org



United Community
Housing Coalition



Michigan
Legal
Services



wisdom
Institute

Lessons in life, Learning and Spirit.™



KEEPING DETROITERS IN THEIR HOMES

A comprehensive eviction prevention collaboration



OUR TEAM



United Community
Housing Coalition

*Legal Services, ERA, Housing Placement, Home Repair & Purchase, Tenant Organizing,



Michigan
Legal
Services

*Legal Services, Public Policy Advocacy,



*Community Organizing, Youth Services, Family Services, Immigration/Undocumented families Assistance Bilingual Services



*Community Organizing, Public policy Advocacy, Social Services



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Lessons in life, Learning and Spirit.™

*Community Outreach, Public Policy Advocacy, Community-based Research, & Story telling

- ❖ We are a collaborative of five organizations & part of the Detroit Right To Counsel Coalition
- ❖ Our collaborative includes legal service attorneys, community advocates, community organizers, & renters
- ❖ Each of our organizations is Detroit-based
- ❖ All organizational project leads live in the City of Detroit
- ❖ 3 of 5 project leads are Detroit renters

OUR PROJECT

- The Keeping Detroiters In Their Homes Project is a continuation and expansion of the ongoing work of tenants, Detroit residents, nonprofit organizations; legal aid organizations; City of Detroit officials, and our district court to **keep Detroiters in their homes.**
- We organize, train, and support Detroit tenants and homeowners to conduct on-the-ground advocacy, outreach, partnership development, systems change, and reform needed to both shape Detroit's ERA program in the short and adopt long-term eviction prevention measures like a right to counsel.

BIG GOALS

- Full Funding and Equitable Implementation of the Detroit Right to Counsel Ordinance.
- Establish A Permanent Eviction Diversion with our local District Court and community organizations.
- Use Collaborative organizing models to enact legislation and achieve policymaking goals.
- Use stories to influence future housing justice policies.

OUR APPROACH

❖ CONTINUING & EXPANDING THE WORK OF DIVERSE STAKEHOLDERS

Tenants
Organizers
Detroit residents
Nonprofit organizations
Legal aid organizations
City of Detroit officials
Court officials

❖ Going Where the People Are

Grassroots sensibilities, relational organizing, word of mouth as an urban communication system
design

❖ Finding Common Ground -- An Intentionality

Black Indigenous People of Color at the center, power analysis, shared power, negotiating power, decision making ; Art infused healing justice womanist activism within the rubric of actualizing project objectives; Solidarity, Collectivizing, Decolonizing
Resource Development – Grant writing teamwork (extemporaneous modeling)



CHALLENGES



- RTC Funding & Slow release of funding
- RTC Implementation
- Court Policies





WINS & OPPORTUNITIES



Deep Community Outreach & Neighborhood Canvassing

- Business to Business Network canvassing by community organizers
- Bilingual Parent Outreach Group
- Biweekly Renters Rights Groups
- Youth, Young Adult, & Artist Engagement



Television & Social Media

- Multiple Television, print, and social media features





WINS & OPPORTUNITIES



State and Local Funding

Additional \$14.5 million in funding

Now \$20.5 million over 3 years



Change in Court Policy/New Partnerships

Resume Public Access

Resume Virtual Hearings (1st hearings)

Publicized Accommodations Policy

RTC mailer agreement

RTC Signage agreement

Court Tour

Council President/Court/Service Provider
PSA

Diversion programming TBD

YOU CAN REACH THE KEEPING DETROITERS IN THEIR HOME TEAM AT:

Tonya Myers Phillips, Michigan Legal Services (Project Lead)

mstphillips@gmail.com

Ted Phillips, United Community Housing Coalition (Organizational Grantee)-

tphillipsuchc@yahoo.com

Tenesa Sanders, Detroit Action (Organizer)

tenesa@detroitaction.org

Nora Rodriguez, Congress of Communities (Organizer)

nora@cocswdetroit.com

Gwendolyn Winston, Wisdom Institute (Executive Director)

gwendlynwin@yahoo.com