

Mayor's Task Force on Eviction Prevention and Response: Citations

¹ Matthew Desmond, *Evicted*. New York: Crown Publishers, 2016: 299

² *Ibid.*, 330-331.

³ *Ibid.*, 299.

⁴ U.S. Census Bureau, 2015. American Housing Survey Metropolitan Public Use File.

⁵ Matthew Desmond. "Eviction and the Reproduction of Urban Poverty." *American Journal of Sociology* 118, no. 1 (2012): 104

⁶ The Institute for Children, Poverty, and Homelessness, "On the Map: The Dynamics of Family Homelessness in New York City," (April 2016). http://www.icphusa.org/new_york_city/on-the-map-the-dynamics-of-family-homelessness-in-new-york-city/.

⁷ Santa Cruz County Homeless Census and Survey Comprehensive Report: Applied Survey Research, 2017. <https://static1.squarespace.com/static/5176dcd7e4b0e5c0dba41ee0/t/596cf5861e5b6cdcc933bf22/1500312982885/2017-SantaCruzCounty+-+Final.pdf>

⁸ San Francisco Homeless Point-in-Time Count and Survey Comprehensive Report: Applied Survey Research, (2015). https://static1.squarespace.com/static/5176dcd7e4b0e5c0dba41ee0/t/55ad6729e4b0fb43f4325c6d/1437427497950/SanFrancisco_HomelessReport_2015_FINAL.pdf

⁹ Homeless Management Information System, 9/1/2016 – 2/28/2017. Data Element: Reason for Housing Crisis – Emergency Housing Centralized Intake Assessment

¹⁰ Matthew Desmond and Rachel Tolbert Kimbro, "Eviction's Fallout: Housing, Hardship, and Health," *Social Forces* 94, no. 1 (2015): 295-324.

¹¹ Maxia Dong, et al., "Childhood Residential Mobility and Multiple Health Risks During Adolescence and Adulthood," *Archives of Pediatrics & Adolescent Medicine* 159, no. 12 (2005): 1104-1110.

¹² Sarah A. Burgard, Kristin S. Seefeldt, and Sarah Zelner, "Housing Instability and Health: Findings from the Michigan Recession and Recovery Study," *Social Science & Medicine* 75, no. 12 (2012): 2215-2224.

¹³ Matthew Desmond and Carl Gershenson, "Housing and Employment Insecurity among the Working Poor," *Social Problems* 63, no. 1 (2016): 46–67.

¹⁴ Robert J. Sampson, Jeffrey D. Morenoff, and Felton Earls, "Beyond Social Capital: Spatial Dynamics of Collective Efficacy for Children," *American Sociological Review* 64, no. 5 (1999): 633-660.

¹⁵ Matthew Desmond and Tracey Shollenberger, "Forced Displacement From Rental Housing: Prevalence and Neighborhood Consequences," *Demography* 52, no. 5 (2015): 1751-1772.

¹⁶ "Rental Housing Affordability Data Tool." Federal Reserve Bank of Philadelphia. Accessed April 11, 2018. <https://www.philadelphiafed.org/rentalhousing>.

¹⁷ Query of landlord-tenant cases, 1/1/2016 to 12/31/2016, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved October 7, 2017 by Philadelphia Legal Assistance.

¹⁸ Query of landlord-tenant cases, 1/1/2015 to 12/31/2017, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved March 15, 2018 by Philadelphia Legal Assistance; Licenses and Inspections Code Violations, 1/1/2016 to 12/31/2017, from OpenDataPhilly, <https://www.opendataphilly.org/dataset/licenses-and-inspections-violations>, retrieved March 15, 2018 by Philadelphia Legal Assistance. Note that this matching process does not take into account the apartment number, so a landlord could have a violation in one unit even though the evicted tenant's unit did not have a violation.

¹⁹ Query of landlord-tenant cases, 1/1/2016 to 12/31/2016, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved October 7, 2017 by Philadelphia Legal Assistance.

²⁰ Query of landlord-tenant cases, 1/1/1970 to 12/31/2016, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved October 7, 2017 by Philadelphia Legal Assistance.

²¹ Ira Goldstein. "Philadelphia's Residential Foreclosure Diversion Court; 5-Year Accomplishments,." (presentation, Philadelphia, PA, June 2013). https://www.reinvestment.com/wp-content/uploads/2015/12/Diversion_Court_5Year_Anniversary-Presentation_2013.pdf

²² Matthew Desmond and Carl Gershenson, "Housing and Employment Insecurity among the Working Poor," *Social Problems* 63, no. 1 (2016): 46–67.

²³ U.S. Census Bureau, 2015. American Housing Survey Metropolitan Public Use File.

²⁴ Ira Goldstein, Al Parker, and Rhea Acuña. Policy Brief: Evictions in Philadelphia. Reinvestment Fund, 2017: 5.

²⁵ Jaime Grant, Lisa Mottet, Justin Tanis, Jack Harrison, Jody Herman, and Mara Keisling. "Injustice at Every Turn: A Report of the National Transgender Discrimination Survey." Washington: National Center for Transgender Equality and National Gay and Lesbian Task Force (2011): 112.

²⁶ Query of landlord-tenant cases, 1/1/2016 to 12/31/2016, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved October 7, 2017 by Philadelphia Legal Assistance.

²⁷ Query of landlord-tenant cases, 1/1/2016 to 12/31/2016, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved October 7, 2017 by Philadelphia Legal Assistance. U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates, Table B03002. Style adapted from PolicyMap.

²⁸ This is not intended to provide all the details of a complex legal process, but provides a simplified summary highlighting the major steps and challenges.

²⁹ Query of landlord-tenant cases, 1/1/2011 to 12/31/2015, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved October 7, 2017 by Philadelphia Legal Assistance.

³⁰ Query of landlord-tenant cases, 1/1/2017 to 12/31/2017, from the Philadelphia Municipal Court Electronic Filing System, <https://fjdclaims.phila.gov>, retrieved May 25, 2018 by Philadelphia Legal Assistance.

³¹ Pa.R.C.P.M.D.J. No. 517, Rule 517. Notation of Time of Receipt; Service of Order of Possession

³² Philadelphia Legal Assistance, "Eviction in Philadelphia." Presented to Task Force October 2017. <http://www.phila.gov/hhs/PDF/Presentation%20PDFs%20Merged.pdf>

³³ "Congress Permanently Authorizes the Protecting Tenants at Foreclosure Act." National Low Income Housing Coalition. May 29, 2018. NILHC.org.

³⁴ Frank Breslin, "FY17 Strategic Tax Collection Plan" (Presentation, Philadelphia, PA, May 2016). <http://phlcouncil.com/wp-content/uploads/2016/05/Revenue-Collection-Strategy-May-2016.pdf>

³⁵ Query of records of mortgage foreclosure and real estate tax foreclosure cases, 1/1/2003 to 5/14/2018, from Court of Common Pleas of Philadelphia County. Query of records of "Deed Sheriff" documents, 1/1/2003 to 5/14/2018, from Philadelphia Department of Records. Query of records of Housing Rental License, 1/1/2003 to 5/14/2018, Philadelphia Department of Licenses and Inspections.

³⁶ Philadelphia Police Department, Directive 3.17-3(A).

³⁷ Non-Traffic Summary Citation (03-8), procedures outlined in Directive 12.10: "Summary Offenses", for violation of Philadelphia Code 9-1605: "Self-Help Eviction Practices". Penalty is a fine between \$100 & \$300 dollars, or imprisonment not exceeding 90 days.

³⁸ Philadelphia Police Department, Directive 3.17-3(A).4b.

³⁹ Philadelphia Police Department, Directive 3.17-3(A).5. Complaint/Incident Report (75-48) to be forwarded to the Special Advisor to the Police Commissioner.

⁴⁰ *Commonwealth v. Monumental Properties, Inc.*, 329 A.2d 812, 820-21 (Pa. 1974)

⁴¹ Philadelphia Code, Chapter 9-800.

⁴² "HUD.gov / U.S. Department of Housing and Urban Development (HUD)," accessed April 11, 2018, https://www.hud.gov/program_offices/fair_housing_equal_opp/disabilities/inhousing.

⁴³ The FHC does not handle complaints regarding PHA or HUD properties.

⁴⁴ 68 P.S. § 250.503(a).

⁴⁵ Philadelphia Code, Chapter 6-800. City of Philadelphia Department of Public Health. A Landlord's Guide to the Philadelphia Lead Disclosure and Certification Law. 2012.

http://www.phila.gov/health/pdfs/LandlordGuidance_12_19_12.pdf

⁴⁶ Rent Withholding Act, 35 P.S. § 1700-1 (1966)

⁴⁷ City of Philadelphia, Office of Community Empowerment and Opportunity. Personal conversation with Joshua Potts, Shelter Services Administrator of Office of Homeless Services. January 12, 2017.

⁴⁸ To access the savings of the Water Department's TAP program, low-income tenants must be the primary account holders with the Water Revenue Bureau. However, likely due to liabilities and habitability concerns, many landlords retain responsibility over water payments to prevent terminations via non-payment. With data gathered from a September 2017 email from the WRB and the 2016 American Community Survey, an estimated 5.5% of renter-occupied households in Philadelphia are the primary water account holders. To see the benefits of such a program, tenants must initiate change to potentially unfavorable parties, for reasons stated above.

⁴⁹ City of Philadelphia, Office of Homeless Services. "Philadelphia Continuum of Care 2016 Housing Inventory Chart" (2016). <http://www.philadelphiaofficeofhomelessservices.org/wp-content/uploads/2016/11/philadelphia-coc-2016-housing-inventory-chart.pdf>

⁵⁰ Daniel Farrell. HELP USA: Building Better Lives (2017).

<http://www.coalitionny.org/documents/4CBH2017ConfDFarrellIPP.pdf>

⁵¹ Ira Goldstein and Colin Weidig, "Philadelphia Residential Mortgage Foreclosure Diversion Program: Report Findings - Update, 2014," Reinvestment Fund, Policy Solutions, (2014). https://www.reinvestment.com/wp-content/uploads/2015/12/Diversion_Court_Findings-Update_Report_2014.pdf

⁵² Jennifer Hiser, Ellen Morris, Hannah Payne, Amy Plovnick, and Ayesha Shahid, "Just Cause Eviction: Rapid Health Impact Assessment," The Pew Charitable Trusts (2016). <http://www.pewtrusts.org/~media/assets/external-sites/health-impact-project/mit-2016-just-cause-eviction-report.pdf?la=en>.

⁵³ Leslie Gordon, "Strengthening Communities through Rent Control and Just-Cause Evictions: Case Studies from Berkeley, Santa Monica, and Richmond," Urban Habitat (2018), <http://urbanhabitat.org/sites/default/files/UH%202018%20Strengthening%20Communities%20Through%20Rent%20Control.pdf>.

⁵⁴ Note: "eviction filings" refers to Landlord-Tenant Court complaints filed

⁵⁵ Community Legal Services of Philadelphia, "The Eviction Process in Philadelphia County," (2013), <https://clsphila.org/learn-about-issues/eviction-process-philadelphia-county>.

⁵⁶ Note: This is the only outcome that does not mark against the tenant's credit.