



Housing Community Recovery Task Force Work Plan – Task 3 Final Recommendations (Evictions)

July 23, 2020

TASK 3 - EVICTIONS

Task	Timeframe	Desired Outcome	Status
3. Evictions: Kim Graham – Lead Timeline: June 18, and June 25			
<p>3.a. Work with the courts to identify if eviction filings are still occurring</p> <p>3.b. Determine what the scale of eviction hearings will be when the courts reopen</p>		<ul style="list-style-type: none"> • More informed Task Force and partners 	<ul style="list-style-type: none"> • Tasks completed <ul style="list-style-type: none"> ○ Presentations from District Court Judges Kimberly Best and Elizabeth Trosch, and Daniel Mosteller, Special Deputy Attorney General ○ Civil Courts Committee participation
<p>3.c. Work with the courts to improve evictions processes</p>		<ul style="list-style-type: none"> • Reduction in involuntary and preventable evictions • Greater efficiencies and reduce costs for all parties 	<ul style="list-style-type: none"> • Outreach by Community Relations Dispute Settlement Program to provide landlord-tenant mediation

- 3.a. – Work with courts to identify if eviction filings are still occurring
- 3.b. – Determine what the scale of evictions hearings will be when the courts reopen

NO RECOMMENDATIONS NEEDED

- 3.c. – Work with the Courts to improve the evictions processes
 - Desired Outcome - Reduction in involuntary and preventable evictions

RECOMMENDATION

- Additional resources allocated for the City’s Dispute Settlement Program (Community Relations Department) to increase staff, buildout marketing campaign, recruit/train additional volunteers, engage an evaluation specialist to assess effectiveness of the program and add a component for Commercial tenant/landlord mediation.

- 3.c. – Work with the Courts to improve the evictions processes
 - Desired Outcome - Greater efficiencies and reduce costs for all parties

RECOMMENDATION

- City Council to add *NC State Statute 42-36.1B. Post-judgment relief agreements* proposed legislation to its legislative agenda to provide greater protections for tenants who experience an eviction with money judgment to remove the judgment from their records once the judgment is satisfied.

Studies have shown that ex-offenders who live with family members post-release can cause the entire household to be evicted simply because of their history as an ex-offender (nature of the crime notwithstanding). HUD issued guidance in 2016 requiring rental owners to evaluate ex-offenders on a case by case basis and not apply a “blanket” rejection practice.

RECOMMENDATION

- Allocation of resources for widespread training for rental property owners to understand how to evaluate ex-offender applicants to reduce rejection rates. A robust campaign to educate the community about this issue.