



# “EVICTION PREVENTION”. Roxbury, MA. USA

## Project Summary

<b>Organization carrying out the project</b>	Project Hope		
<b>Individual in charge and their personal data</b>	Christine Dixon, Executive Director		
<b>Start date</b>	2006 (estimated)	<b>End date</b>	Ongoing
<b>Budget total</b>	\$150,000		
<b>Project financing organization(s)</b>	Funders have included: City of Boston; United Way; U.S. Dept. of Education (past)		

## The need for this Project and the objectives of this project

### Background and context, outlining the need for this project

A study of 2010 Boston Housing Court data conducted by Project Hope found that over 5,200 tenants were brought to court that year, and 40% of those tenants were evicted from their homes. The study also revealed that 60% of the cases brought to court involved tenants of subsidized housing, and 69% of cases were brought by management companies. These findings confirmed the importance of expanding eviction prevention efforts and highlighted the need to target those efforts at subsidized tenants renting apartments from large management companies.

## DESCRIPTION OF THE PROJECT

### Brief description of the project

For several years, Project Hope has worked in partnership with large management companies in the Dudley Street neighborhood to identify subsidized tenants who are at risk of eviction for nonpayment of rent. Property managers refer these at-risk families to Project Hope, and Project Hope works the families to develop a plan for stabilizing their housing situation. This typically involves a combination of case management and financial assistance.

### GENERAL OBJECTIVES

Help families avoid eviction and remain stably housed

Help families achieve stability and progress in other areas of their lives

Reduce subsidized evictions in the Dudley Street neighborhood

<b>SPECIFIC OBJECTIVES</b>	<b>EXPECTED RESULTS</b>	<b>INDICATORS</b>	<b>ACTIVITIES START AND END DATES</b>
Families who are at risk of eviction are identified and connected to services.	Management companies identify and refer at-risk families to Project Hope.	# of families referred	Communication with management companies Screening families for eligibility
Families get caught up on rent and avoid eviction.	Families receive financial assistance	# of families who receive eviction prevention funding	Complete applications for funding Issue payments to landlords
Families increase their income to become more financially stable.	Families avoid falling behind on rent in the future.	% of families who stay up-to-date on rent	Case management

### **PEOPLE WHO BENEFIT FROM THIS PROJECT**

*(profile , number of men/women ...benefitting directly or indirectly)*

In FY2017, we prevented 47 families from being evicted. These 47 families included a total of 145 people (86 children + 56 adults + 3 seniors). The families were referred to us by management companies, local schools, and other Project Hope programs.

## **INTERVENTION MODEL**

### **THE PROJECT TEAM**

*Describe the participants and their responsibilities (are they salaried or volunteers.. the number of men and the number of women in the team and the hours that they dedicate to the project*

Case Manager (female): case management (38 hours/week)

Housing Services Coordinator (female): eviction prevention funding management (24 hours/week)

Director of Housing & Case Management (male): program management (10 hours/week)

### **THE DIRECT AND INDIRECT BENEFITS TO THE PARTICIPANTS AND THE COMMUNITY**

*Quantify and describe how and when.*

Participants are able to avoid eviction and remain in their homes. Since evictions can have a destabilizing effect on a neighborhood, the entire community benefits when there are fewer residents being evicted. The management companies we have partnered with also benefit from our work because they avoid the high cost of going through the eviction process and screening/leasing up a new tenant.

### **Other Organizations involved**

WinnResidential

Maloney Properties

Other local management companies

## MODEL OF MONITORING AND EVALUATION

*How will the Project be monitored and evaluated to ensure its success. And if needed, what methods of redirection would be adopted.*

*What beneficial changes are to be expected in the people, in the families and in the local environment.*

*How will our ETHOS permeate this Project.*

Data for this project is collected on an ongoing basis. Family progress is primarily tracked using the Project Hope Assessment, which is completed every 3 months. Boston Housing Court data also helps us to understand eviction trends in our neighborhood.

Project Hope's mission is to work in partnership with families so they can move up and out of poverty. We do this by: being a catalyst for change in the lives of families and in the systems which keep them poor; developing and providing family support solutions to homelessness and poverty; and advocating for just public policies that strengthen families. Project Hope's vision is rooted in the concept of transformation, the process through which women gain the tools, self-esteem and confidence necessary to take control of their lives and develop the courage to seek a better future for their children, despite the enormous challenges they face. From the beginning, the principle of mutuality has guided Project Hope's approach to working with families.

## BUDGET AND MODEL OF FINANCING

- **Actual financing**

City of Boston's Emergency Solutions Grant (ESG) Prevention funding

- **Sustainability and future viability.**

Rents continue to rise in Boston but wages remain stagnant. This makes it increasingly difficult for families – even those with subsidies – to afford rent. Assuming this trend continues, our eviction prevention efforts will remain critical. Funders recognize the importance of identifying and assisting families before they become homeless, so it seems likely that this work will continue to attract private and public funding.

**Person Responsible**

Christine Dixon, Executive Director

**Date**

1/29/2018