

# Eviction Prevention in Allegheny County

- Allegheny Housing Stabilization Collaborative (AHSC) Rental Assistance
- Lawyer of the Day (LOTD)
- Landlord-Tenant Mediation
- HB 1769 Petition

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Executive Director



RentHelpPGH



[www.renthelppgh.org](http://www.renthelppgh.org)

# Why Eviction Prevention Matters

## ❖ **Housing stabilization works!**

- Last resort for subsidized housing residents
- Less than 15% of families that received a payment through ERAP have received more rental assistance.

## ❖ **Keeping Pittsburgh Home! Preventing and remedying historical and discriminatory displacement:**

- Over 10,700 Black Pittsburghers left the City of Pittsburgh under differing circumstances between 2010 to 2020—a reduction of more than 13%.

## ❖ **Eviction prevention helps landlords,**

- Evicting a tenant costs on **average \$6,000 per process**
- Since August 2022, RentHelpPGH has connected parties to **more than \$10 million** to make landlords financially whole

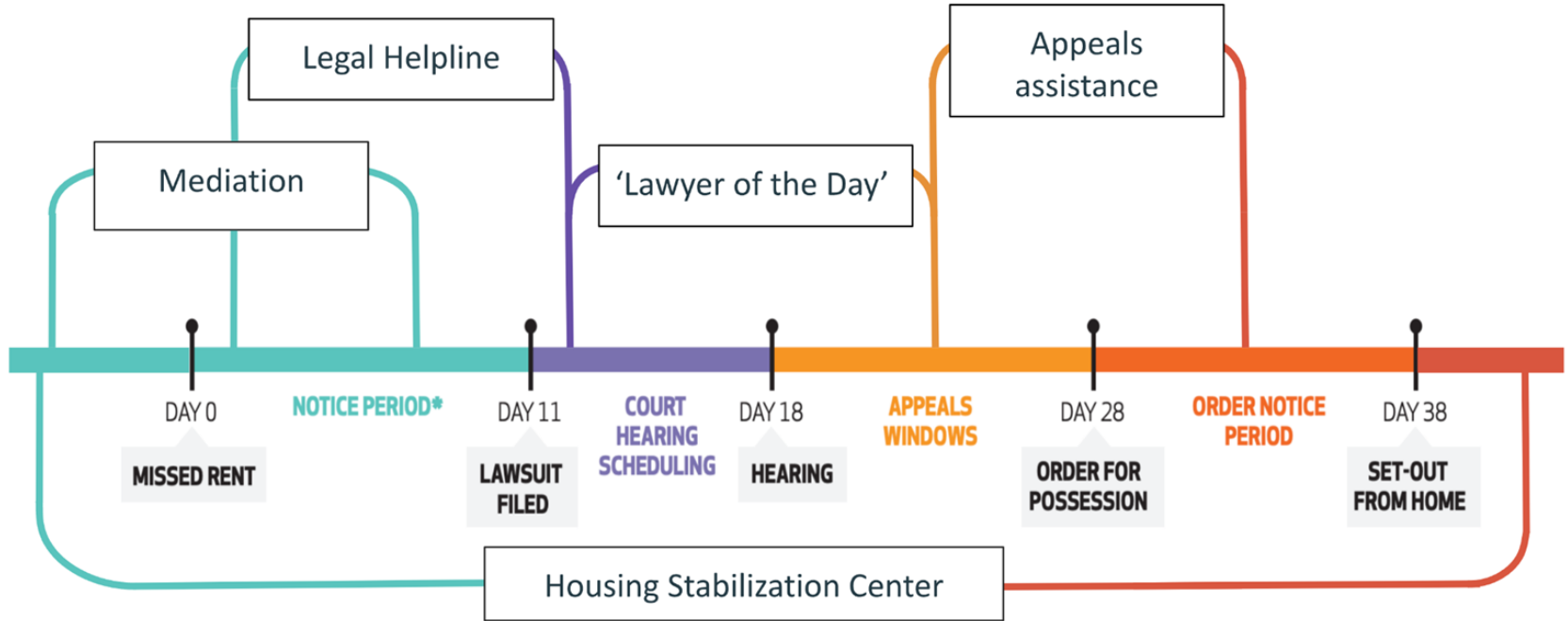
## ❖ **Preventing evictions saves money:**

- A study of an eviction defense program in Philadelphia projected **at least 12-to-1 return on investment**, saving the city an estimated \$45.2m each year and costing only \$3.5m to implement.
- **Prevention costs 8-12x less than homelessness support and stabilization efforts:** A person experiencing homelessness costs between \$30,000 - \$50,000 per year, while eviction prevention mediation costs an estimated \$1,200 + rental assistance (average of \$3,000/household)

# Eviction Prevention Collaborative Components

- ❖ **Legal assistance - Neighborhood Legal Services and Community Justice Project**
  - Providing no-cost legal advice and/or representation for tenants at risk of eviction or experiencing housing instability.
- ❖ **Mediation - Just Mediation Pittsburgh**
  - Bring landlords and tenants together to develop a mutually beneficial outcome to prevent the need for an eviction filing.
- ❖ **Resource navigation & tenant outreach - RentHelpPGH**
  - Identify and help to access programs and services that can provide rental and utility assistance as well as longer-term household financial stabilization assistance
- ❖ **Rental assistance - AHSC Collaboration**
  - Verifying and coordinating landlord-tenant information to address rental arrears and establish a fresh start for the housing relationship to continue.

# A Multi-Tiered Eviction Prevention System



# AHSC Rental Assistance

- ❖ **YES, there is still rental assistance available.**

- However, it is limited and not all households will qualify.

- ❖ **Rental assistance does require either a mediation agreement or an eviction filing.**

- ❖ **Who qualifies for rental assistance?**

- **Someone with a completed mediation agreement with your landlord OR an active eviction filing.**

- If yes to one of the above, then call the AHSC hotline to inquire about your eligibility. **AHSC HOTLINE: 412-248-0021**

- OR visit the Housing Stabilization Center in downtown Pittsburgh for in-person support!

- **Housing Stabilization Center: 415 7th Ave, Pittsburgh, PA 15219**

- **Monday - Thursday, 9:30a - 4:00p**

# Landlord-Tenant Mediation



## What is Mediation?

An opportunity to  
**resolve housing disputes  
outside of court**

A **conversation** with the  
other person, **guided by**  
a neutral **mediator**

**Good for both  
landlords and tenants**

A chance for you  
**to create the solution**

**Confidential**

**Free**

**Voluntary**

Save money on filing fees



Stop unit turnover



Improve  
relationships with  
tenants

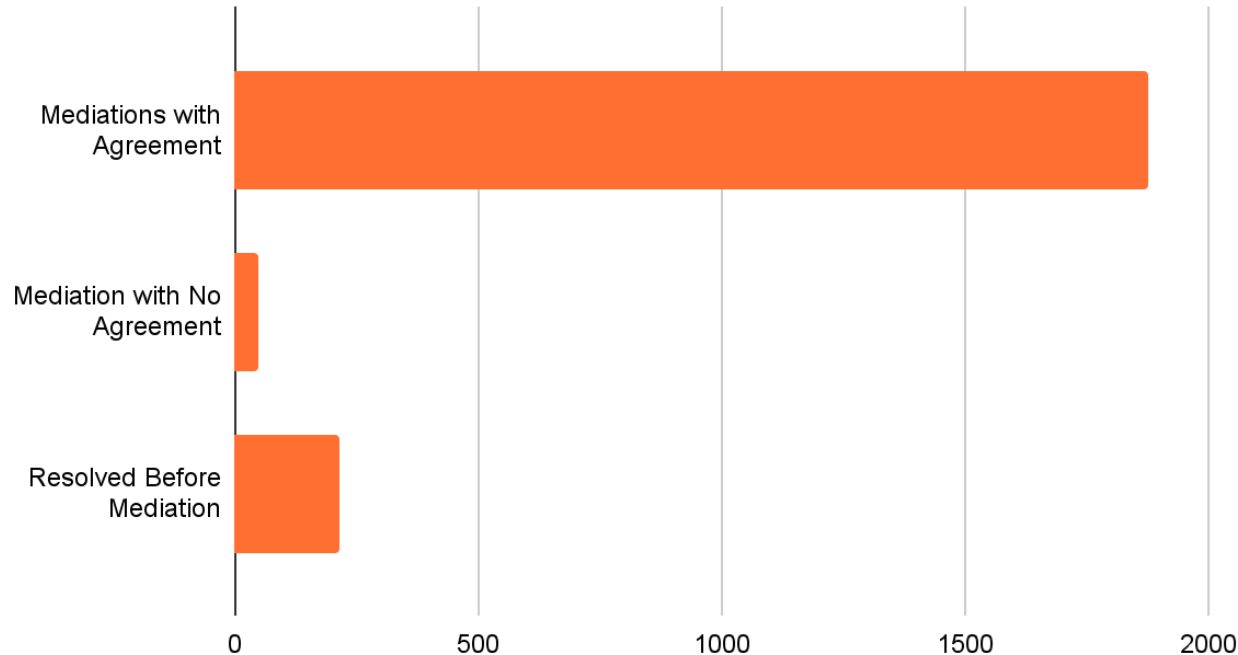


Reduce time spent in court



# Landlord-Tenant Mediation Successes

## Mediations All Time



- 2,629 resolutions reached
- 97% success rate when parties mediate
- 238% increase in mediations from January 2023 to July 2024
- Wait times reduced in 2024 to ~30 days from request to mediation

# Mediation Testimonials

I was so pleased at the mediation from beginning to end. Everything ran so smooth. You guys are caring, professional, knowledgeable and so very helpful and answered every question that we had. I would absolutely recommend JMP to all landlords/property managers that have residents behind in their rent. I am so thankful that Marian Plaza was able to work with you.

- Landlord, mediated dozens of times

This is a wonderful alternative to going through the courts. There are many cases of people who fall behind on rent for many different reasons that are beyond their control, and this is incredibly helpful to for renters who are prepared to go forward, but need a clean slate to make a change sustainable.

- Landlord, mediated dozens of times

Thanks a million for helping me and my family so we would not be homeless, y'all have lifted stress off of me cuz as I had a heart attack and trying to get back on track this has been a blessing thank you and appreciate everything y'all have done for me.

- Tenant

This process took a little time however it was well worth the wait!

- Tenant

This experience opened my eyes to the good of what mediation is about. I'm a believer of genuine help and I cannot express how much mediation impacted my life in the greatest way.

- Tenant

The mediation went well. I was nervous at first. The mediator explained everything clearly. It helped me have less anxiety. - Tenant





JustMediationPGH

[www.justmediationpgh.org](http://www.justmediationpgh.org)



[info@justmediationpgh.org](mailto:info@justmediationpgh.org) | 412-228-0730

# Lawyer of the Day (LOTD)

Present in 4 courts; ~43%\* of all  
eviction filings in PGH.

## Pittsburgh Wards 12 & 13

Kevin Eugene Cooper, Jr.  
*Magisterial District 05-3-12*

## Pittsburgh Wards 26 & 27

Leah Williams Duncan  
*Magisterial District 05-2-42*

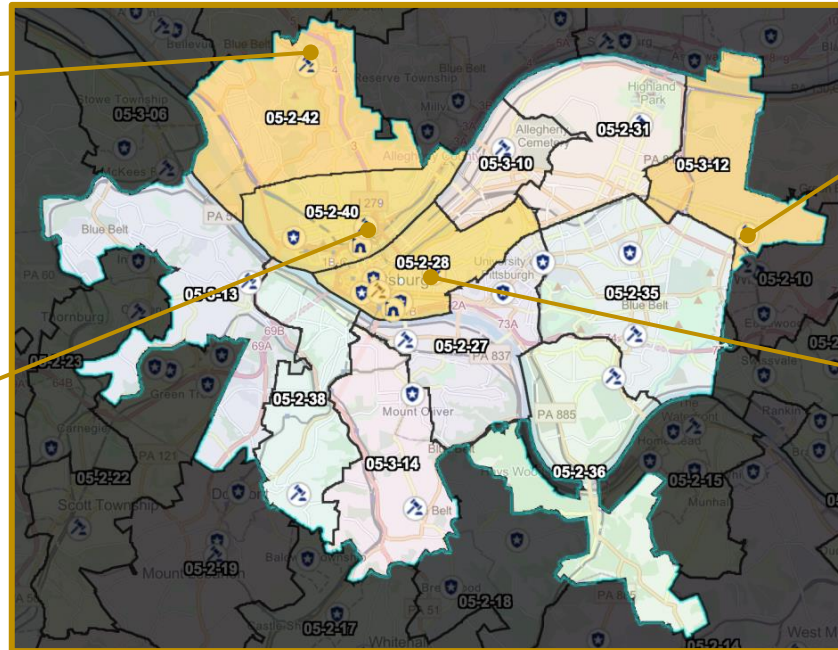


## Pittsburgh Wards 21, 22, 23, 24 & 25

Jehosha Wright  
*Magisterial District 05-2-40*

## Pittsburgh Wards 1, 2, 3 & 5

Oscar J. Petite, Jr.  
*Magisterial District 05-2-28*



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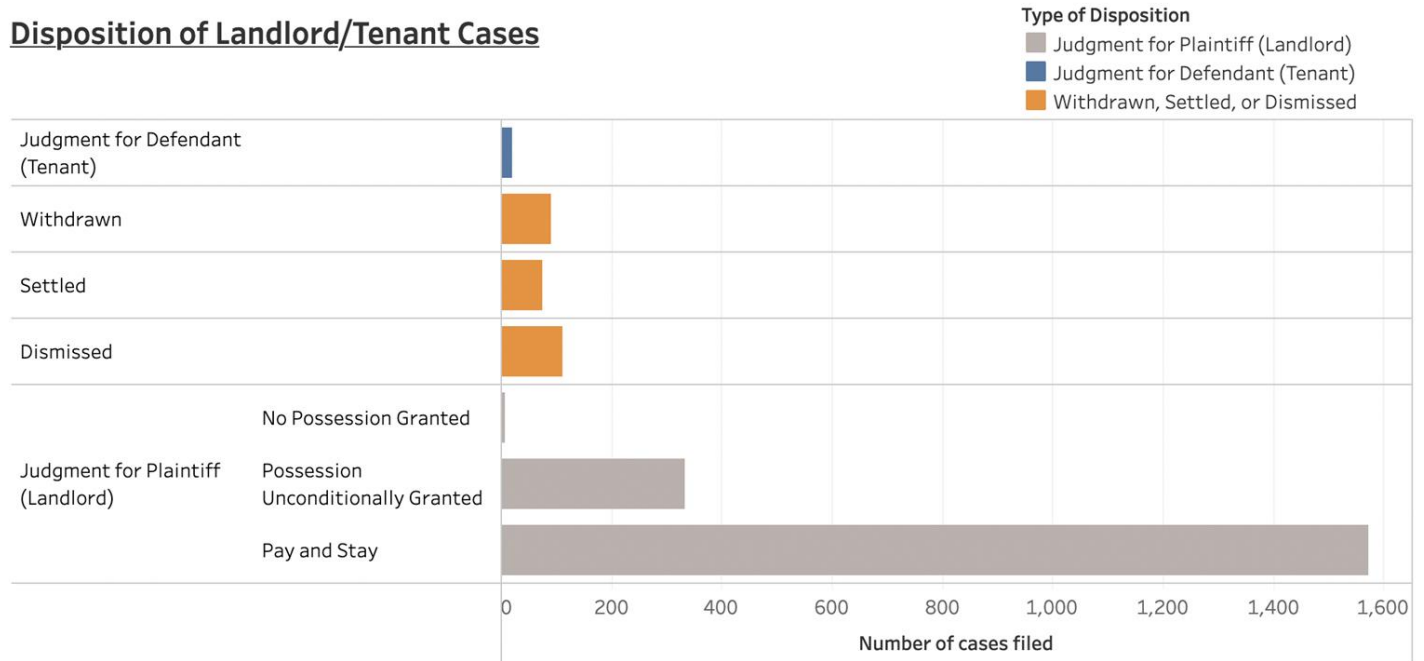
\*Based on 2019-2020 filing data

# Pre-COVID Outcomes in LOTD Courts (Jan 2019-Dec 2019)

Of the **2,215** Landlord/Tenant cases filed between **1/1/2019** and **12/31/2019**,  
**2,214** cases have dispositions (outcomes) recorded.  
**1,914** cases were won by landlords (Judgment for Plaintiff) (**86%**),  
**22** cases were won by tenants (Judgment for Defendant) (**1%**),  
**278** cases were Withdrawn, Settled, or Dismissed (**13%**).

The **1** remaining cases are still active and not shown in this view.

## Disposition of Landlord/Tenant Cases

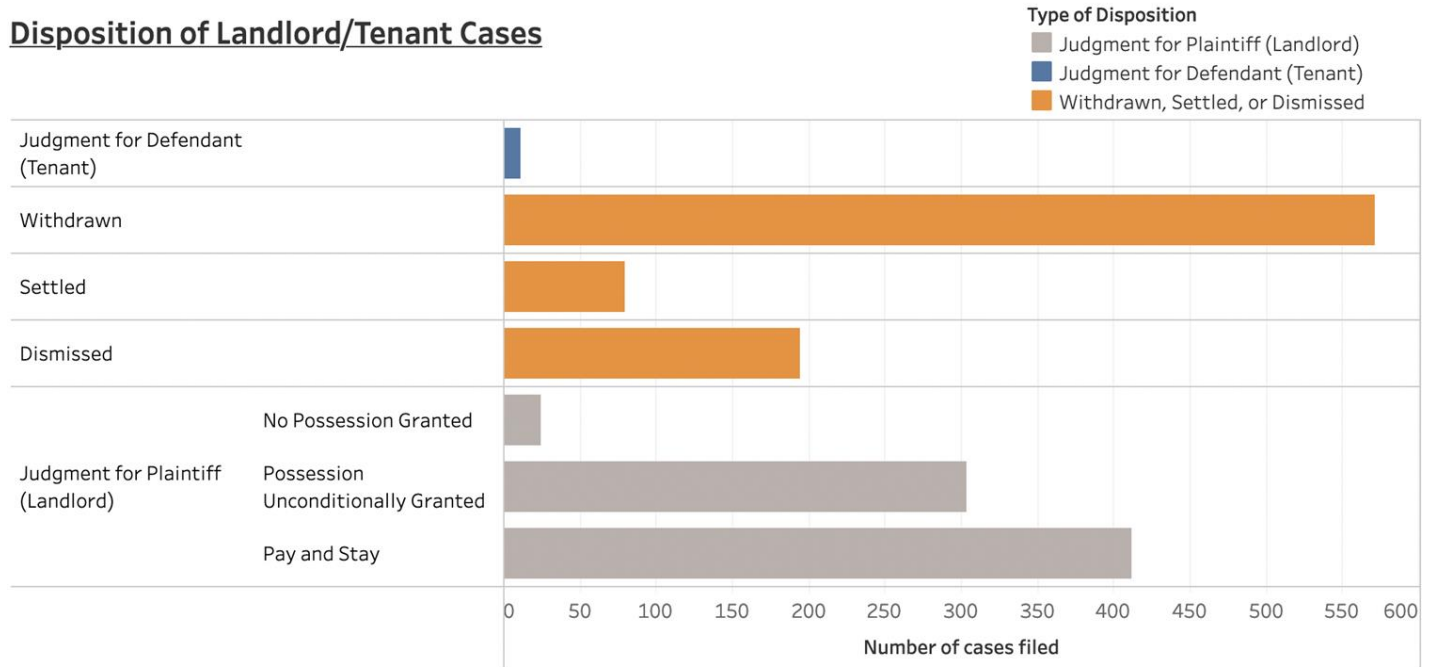


# Outcomes in LOTD Courts since LOTD (Jan 2023-Dec 2023)

Of the **1,639** Landlord/Tenant cases filed between **1/1/2023** and **12/31/2023**,  
**1,599** cases have dispositions (outcomes) recorded.  
**741** cases were won by landlords (Judgment for Plaintiff) (**46%**),  
**11** cases were won by tenants (Judgment for Defendant) (**1%**),  
**847** cases were Withdrawn, Settled, or Dismissed (**53%**).

The **40** remaining cases are still active and not shown in this view.

## Disposition of Landlord/Tenant Cases



# HB 1769 Petition

Scan the QR code to sign  
petition calling on the state  
to seal eviction records.

**#ReadyToRent**

