



RIGHT TO COUNSEL: A Proven, Cost-Effective Way To Stop Evictions

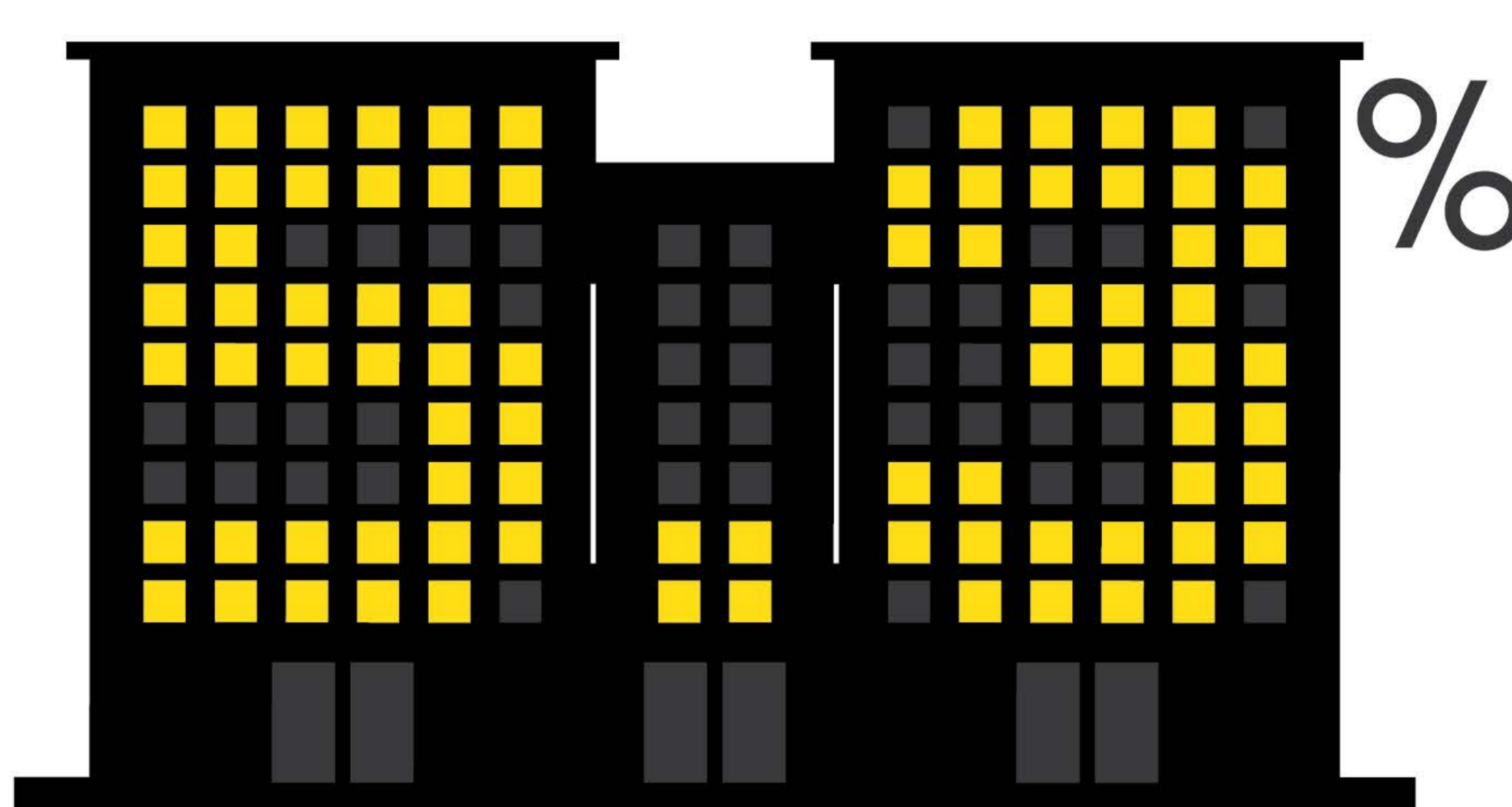
Right to Counsel is an essential part of COVID-19 relief, alongside rental assistance and permanently affordable housing to prevent a rising wave of evictions

NEW STUDIES DESCRIBE IMPACT OF EVICTIONS AND SOLUTIONS

As Baltimore braces for a rising wave of eviction actions due to COVID-19, advocates urge lawmakers to establish the right to an attorney for tenants in eviction cases in order to keep tenants in their homes. A new report by Stout Risius Ross (Stout) shows that establishing a right to counsel with a \$5.7 million investment would dramatically reduce the number of tenants displaced by eviction and yield \$35.6 million in benefits or costs avoided to Baltimore City and Maryland. Another report by Dr. Timothy Thomas finds that the number of evictions of Black women is 3.9 times higher (296% more) than the number of evictions of white men. This disparity makes eviction a civil rights issue. Cities around the country are adopting a right to counsel to redress this wrong, level the playing field between landlord and tenant, and stop evictions. Baltimore should join these cities and make a down payment now of federal funds on right to counsel along with rental assistance and permanently affordable housing – while passing legislation to create and fund a right to counsel in eviction cases.

Evictions cause poverty. *Evictions drive homelessness, job loss, deteriorating health, poor education outcomes, poor credits scores, loss of assets, and they increase the risk of children being placed into foster care. At least 23% of homelessness is caused by eviction. More evictions following COVID-19 will risk the health of all Marylanders, further jeopardize the state's economy, and halt pandemic recovery.*

EVEN BEFORE COVID: BALTIMORE CITY EVICTION RATE



ONE OF THE HIGHEST IN THE NATION

140,000 EVICTION FILINGS
(WITH ONLY 125,000 RENTER HOUSEHOLDS)
70,000 EVICTION WARRANTS

6,500 FAMILIES EVICTED

STOUT STUDY SHOWS \$35.6M IN COST AVOIDANCE FOR AN INVESTMENT OF \$5.7M



- ① **\$7.7M** in Foster Care Spending
- ② **\$12.5M** in Medicaid Spending on Emergency Room and Inpatient Care
- ③ **\$2.4M** in Costs to Baltimore City Schools Transporting Homeless Students
- ④ **\$2.3M** in State Funding Lost to Baltimore City Schools Because of Chronically Absent Homeless Students
- ⑤ **\$10.6M** for Shelter, Transitional Housing, and Health Institution Housing for Persons with Disabilities

BENEFITS BY THE NUMBERS:

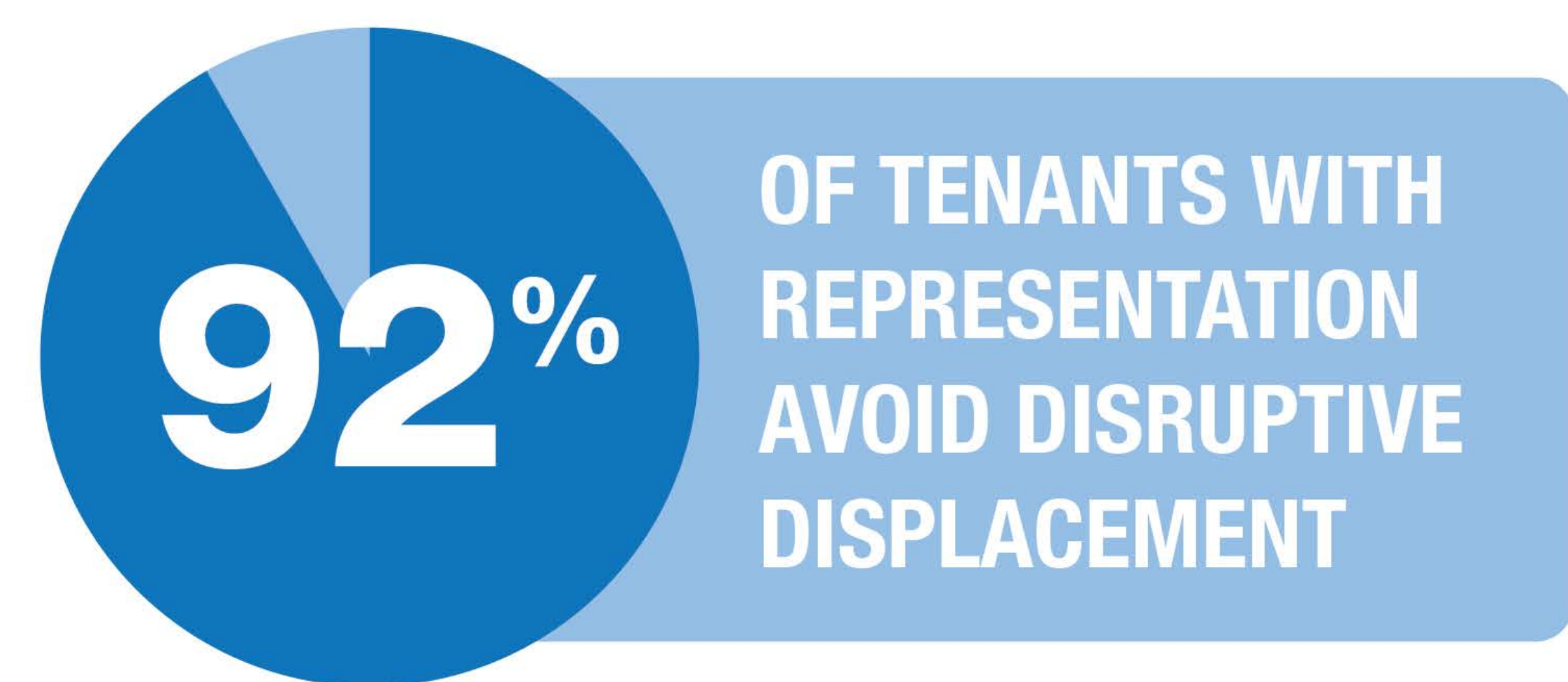
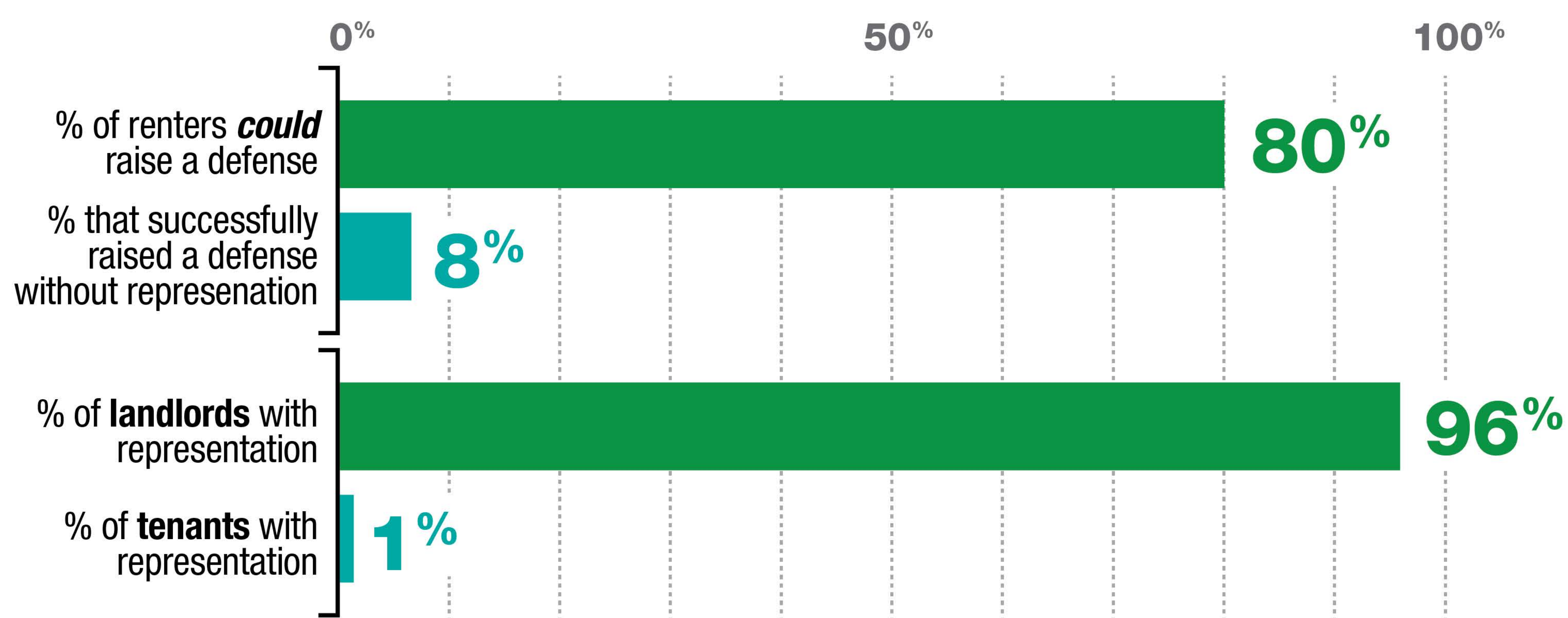
624%
For every \$1 spent on Right to Counsel, there is a cost avoidance of **\$6.24**

\$17.5M
Cost Avoidance for the City of Baltimore

\$18.1M
Cost Avoidance for the State of Maryland

5,777
Households (**17,300 people**) avoid disruptive displacement.

REPRESENTATION MATTERS



*Legal counsel holds landlords accountable to comply with new laws around COVID to **protect renters.***



RIGHT TO COUNSEL PROVEN EFFECTIVE IN OTHER JURISDICTIONS

IN NEW YORK CITY

Evictions dropped 29% in zip codes with Right to Counsel

84% percent of represented tenants remain in their homes

RIGHT TO COUNSEL IS BEING IMPLEMENTED OR CONSIDERED IN NUMEROUS OTHER JURISDICTIONS INCLUDING:

CALIFORNIA: STATEWIDE, SAN FRANCISCO, LOS ANGELES, SANTA MONICA

COLORADO: BOULDER

CONNECTICUT: STATEWIDE

D.C.

MISSOURI: KANSAS CITY

MASSACHUSETTS: STATEWIDE

MICHIGAN: DETROIT

MINNESOTA: STATEWIDE

NEW JERSEY: STATEWIDE, NEWARK, JERSEY CITY

NEW YORK: NYC

OHIO: STATEWIDE, CLEVELAND, TOLEDO

OKLAHOMA: OKLAHOMA CITY

PENNSYLVANIA: PHILADELPHIA

TEXAS: SAN ANTONIO

WASHINGTON: STATEWIDE

RIGHT TO COUNSEL HELPS DISMANTLE SEGREGATION AND DISPLACEMENT

Report by Dr. Timothy Thomas at evictions.study finds:

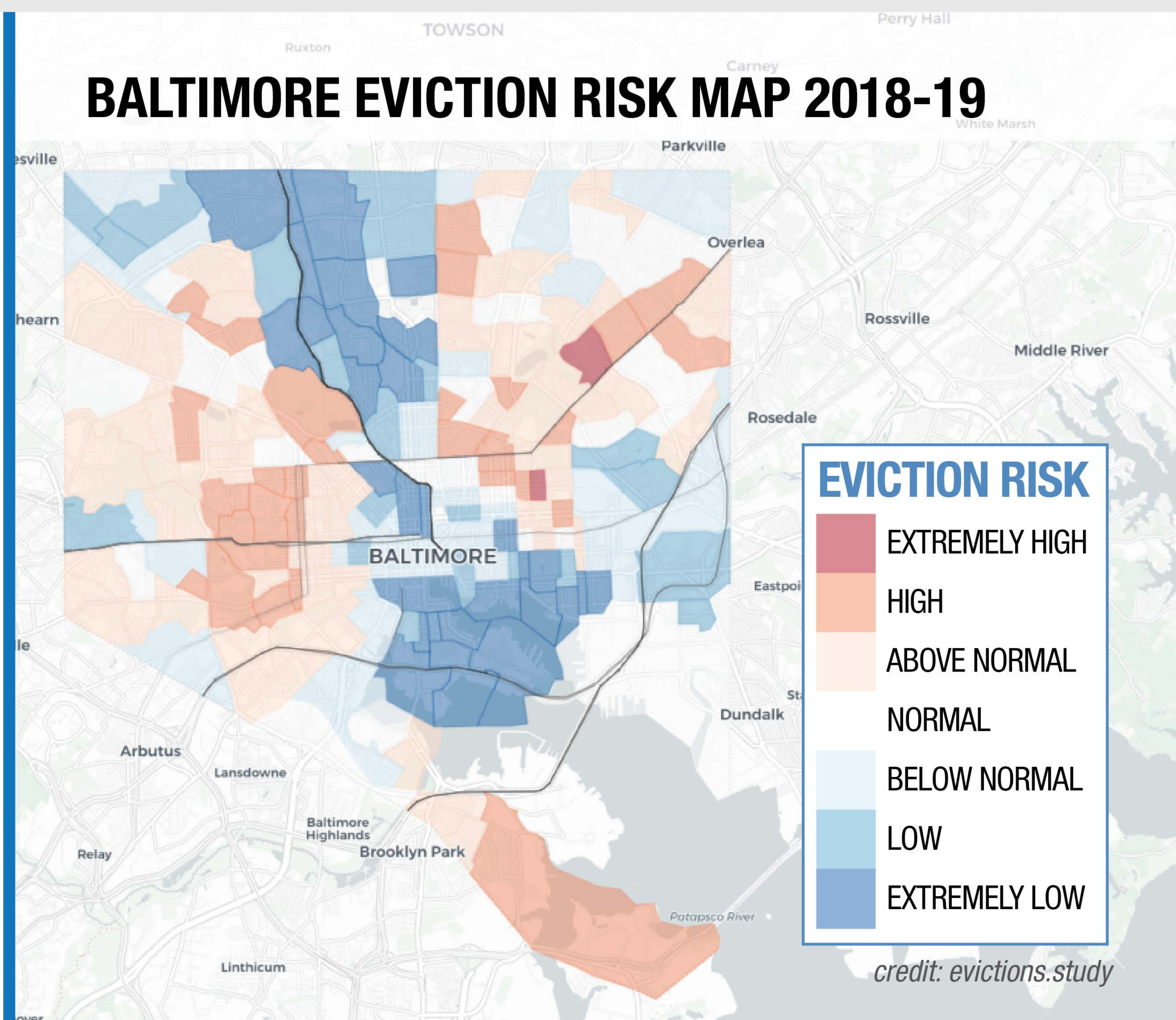
The number of evictions of Black Women is

296% MORE OR **3.9x HIGHER**

than the evictions of white men

Racial disparity makes eviction a **civil rights issue** linked to the legacy of segregation and housing practices directed against persons of color.

BALTIMORE EVICTION RISK MAP 2018-19



Baltimore Renters United

Baltimore Right to Counsel is supported by over 20 organizations. More at <https://bmorerentersunited.org>

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