

Eviction Prevention at Deborah's Place: A Short-Term Solution Focused Intervention designed to work with tenants in serious danger of eviction. The intervention is intended for tenants whose non-payment of rent, housekeeping, or behaviors have placed them at imminent risk of losing their housing through eviction.

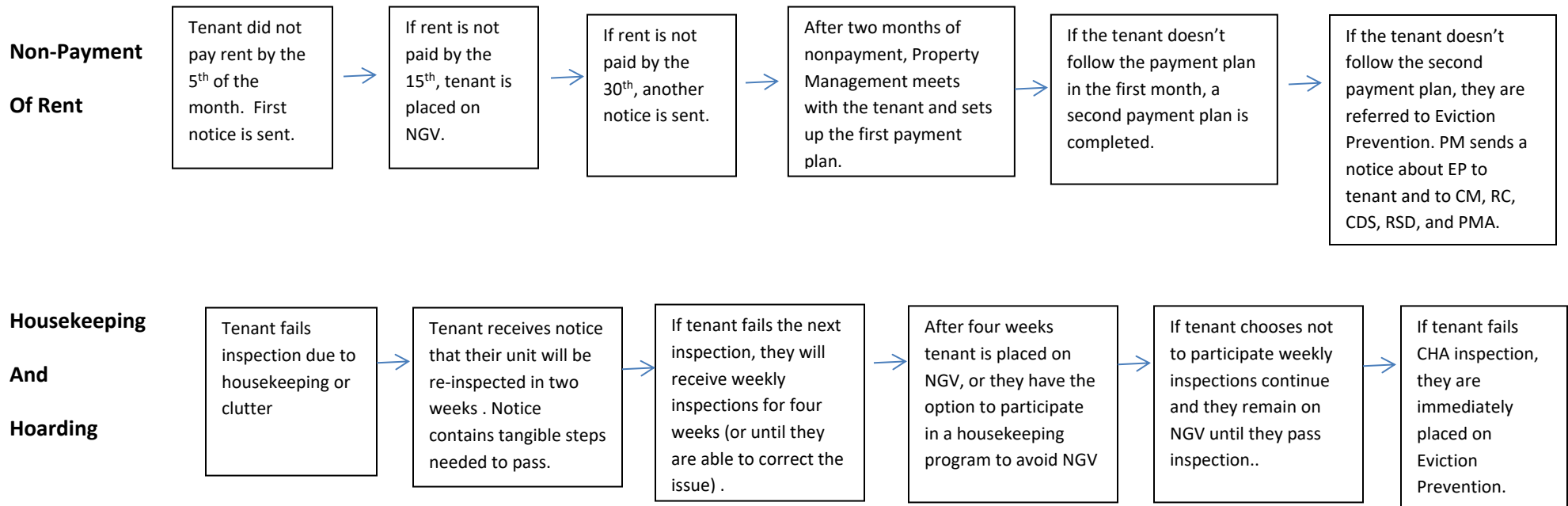
Reasons for the Redesign:

- Unclear eligibility criteria
- Pressure from external stakeholders
- Homelessness Prevention Specialist Role (who facilitated the EP process) has been eliminated
- Six months seemed too long for a short-term intervention
- Eviction Prevention became a “catchall” for anyone facing challenges with maintaining their housing
- The process began to lose its credibility with participants/tenants/staff

Essential Components of Eviction Prevention:

- Application of Motivational Interviewing techniques
- Knowledge of the Stages of Change
- Consistent follow-up
- Collaboration of case management, residential, and property management staff
- Following the model of Short-Term Solution Focused Interventions
- Creativity
- Hope
- Goal of zero evictions
- Utilizing internal and external transfers when appropriate to ensure that tenants are receiving the appropriate level of care

Pre-Eviction Prevention Processes



Criteria for enrollment in Eviction Prevention:

1. Non-payment of rent/Failure to recertify
 - a. Non-payment of rent for two consecutive months will result in creating an initial payment plan with Property Management
 - b. Failure to comply with the first payment plan will result in a second payment plan being developed within the first month of a missed payment
 - c. Failure to comply with the second payment plan will result in the tenant being placed in Eviction Prevention
2. Housekeeping
 - a. Failure to pass a CHA Inspection due to housekeeping will result in the tenant being placed in Eviction Prevention
3. Violent Behavior
 - a. Tenants who engage in violent acts that endanger the safety of the entire community will be placed in Eviction Prevention

Modified Eviction Prevention Procedures

