



**H**OMELESS &  
**H**OUSING  
**R**ESOURCE  
**C**ENTER

# Eviction Prevention

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**Strategies for Supporting Individuals  
with Serious Mental Illness and  
Substance Use Disorders**

July 16, 2024

# Disclaimer


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The **Homeless and Housing Resource Center** is a program operated by Policy Research, Inc. and developed under grant 1H79SM083003-01 from the Substance Abuse and Mental Health Services Administration (SAMHSA), U.S. Department of Health and Human Services (HHS). Interviews, policies, and opinions expressed are those of the authors and do not necessarily reflect those of SAMHSA or HHS.



# ASL Interpretation and Transcription

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- We have arranged for ASL interpretation services during this meeting. The ASL interpreters are:
  - Abbi Bush
  - Kelly Lann
- Live transcription is available
  - Click Live Transcript  and then select Show Subtitle
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## Eviction Prevention: A Toolkit for Tenants and Service Providers

JULY 2024



- Topics include:
  - Eviction and Behavioral Health
  - Key Competencies for Effective Eviction Prevention
  - Effective and Innovative Eviction Prevention
  - Legal Resources for Eviction Prevention
  - Supporting Additional Legal and Nonlegal Needs
- [Access the Toolkit in English and Spanish here](#)

# Framing the discussion

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- Today's focus: people experiencing serious mental illness, substance use disorders, and/or co-occurring disorders.
- Eviction prevention:
  - Is multi-faceted
  - Requires collaboration across systems
- Additional resources to explore beyond today's focus are included at the end of today's webinar.





# Session Agenda

- Eviction and Behavioral Health
- Key Competencies for Eviction Prevention
- Effective and Innovative Eviction Prevention Strategies
- Legal Resources for Eviction Prevention
- Questions



# Session Presenters



**Juanita Spotted Elk**  
**WA Lived Experience**  
**Coalition**



**Ayana Gonzalez**  
**TAC**



**Matt Leslie**  
**TAC**

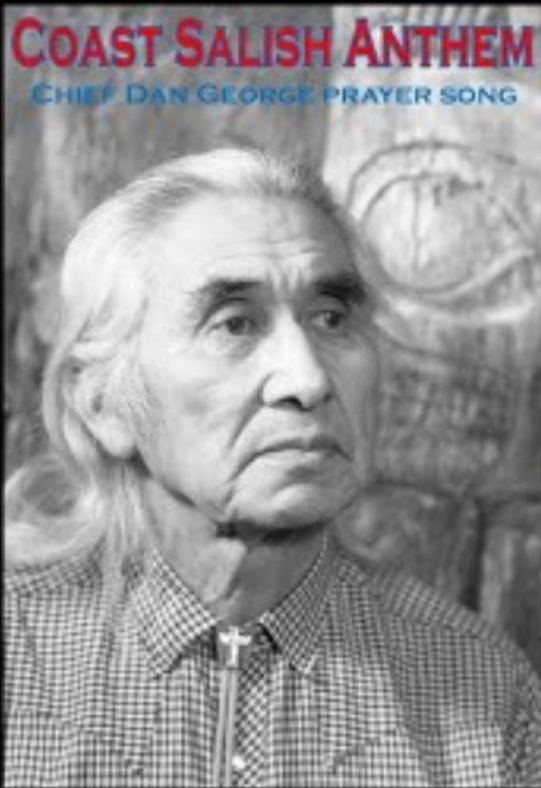


**Rachel Post**  
**TAC**

# Opening with Juanita Spotted Elk

uploaded in HD @ TunesToTube.com

**COAST SALISH ANTHEM**  
CHIEF DAN GEORGE PRAYER SONG



**1. HO HE LOW  
HE LOW HO O HAY  
HO HE LOW  
HE LOW HO O HAY**

**2. HA HAY LA-A HA A HA**

**3. HI HI HI HI AY LA-A HA-A  
HAY YA HAY**

**4. Ooo-hoo-Ooo-Ho hay la-a ha-a  
hay ya hay**

SING LINES 1 TO 3, TWO TIMES OVER & AFTER 2 TIMES OVER FINISH THE SONG WITH LINE 4.





# Eviction and Behavioral Health

- Eviction is a traumatic and catastrophic event
- Eviction complicates people's eligibility to access housing & exit homelessness
- Eviction can be harmful to people's physical and behavioral health
- Eviction can impair opportunities for recovery



# What is Eviction Prevention?

Any activity that helps someone maintain their tenancy in the face of circumstances that might otherwise jeopardize their housing.

- Identification and Engagement
- Supportive Housing Services
- Landlord Partnerships
- Mediation of challenging behaviors
- Legal Responses and Aid



# Key Competencies for Effective Eviction Prevention

- **Trauma-Informed Response**
- **Housing First**
- **Centering Equity**
- **Focus on Recovery**
- **Harm Reduction**
- **Person-Centered Approach**



# Effective and Innovative Eviction Prevention Strategies

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# Case Study

- Ken is a 43-year-old man with a gentle and warm demeanor who has a strong relationship with his psychiatric prescriber (Sherry) and physician in a Health Care for Homeless clinic.
- He has been living unsheltered off and on for 20 years and has a diagnosis of schizophrenia. He is also an injection drug user and has been diagnosed with HIV/AIDS.
- Ken is well known by the street outreach team who have built a strong rapport with him. He has many friends on the streets.
- Upon exploration of his desire to be housed, he is open to accepting a supportive housing placement if he can continue to see his outreach worker friends and Sherry.



# Identification and Engagement

- **Identify households AT GREATEST RISK of eviction**
  - People with behavioral health conditions
  - Low-income renters
  - Black/African-American households
  - Households that include minor children



# Identification and Engagement, Cont.

- **Engage at-risk households in proven interventions**
  - High-quality supportive housing services
  - Long-term rental assistance
  - One-time or short-term financial assistance
  - Culturally responsive assistance and support



# High-Quality Supportive Housing Services

**High-quality services can reduce eviction risk for people who have experienced multiple or lengthy homelessness episodes and who have untreated or undertreated behavioral health conditions.**

- Assertive Community Treatment (ACT)
- Preventing Social Isolation
- Supported Employment
- Tenancy Education





# Partnering with Landlords

**Landlords are a supportive housing provider’s “second client,” and landlord engagement is a key tool to help households avoid eviction.**

- Engagement
- Trust building
- Responsiveness
- Regular check-ins



# Mitigating Non-Payment of Rent

**Tenants who struggle to consistently pay their rent on time and in full may benefit from targeted support to assist them in making or catching up with rent payments.**

- Assistance with budgeting and managing finances
- Landlord mitigation funds
- Representative Payee services
- Moving On strategies



# Navigating Challenging Behaviors

**People with behavioral health conditions may experience symptoms that interfere with their ability to comply with their lease agreements. Targeted support can help tenants preserve their housing.**

- Landlord Mediation
- Assessment for receptivity to treatment or harm reduction
- Voluntary move-out, before a formal eviction



# Legal Resources for Eviction Prevention

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# Understanding Legal Eviction

**State and local laws, local court regulations, and the language in each specific lease determine the rules of eviction. Nevertheless, the process has some common features that are usually applicable to most people and situations:**

- Notice
- Court Proceedings
- Eviction



# Understand Local Landlord-Tenant Laws

- Landlord-tenant laws protect tenants' and landlords' legal rights. Tenants and landlords who understand and act upon their rights and responsibilities are less likely to use the legal system to resolve their disputes.
- Landlord-Tenant laws vary significantly by location, so it is important to understand the laws in your own community. The [Eviction Laws Database](#) is a comprehensive online tool that allows users to explore their communities' legal eviction process.



# The Importance of Legal Assistance

- Providing low-income tenants with free or low-cost legal representation is a proven way to reduce evictions nationwide, and tenants with legal representation win or settle their cases favorably 96% of the time.
- Supportive housing providers may want to partner with a landlord-tenant attorney who can be available when legal representation or consultation is needed.



# Eviction Diversion

**Service providers can create a court-based eviction diversion program with legal and holistic support services, including:**

- Financial Assistance
- Free or low-cost legal advice or information
- On-site prescreening for local rental assistance programs
- Assistance with applications for other public benefits
- Mediation services for tenants and landlords





# The Importance of Appearing in Court

Getting to court is half the battle: **Five in ten** tenants do not appear for eviction cases. There are many barriers to appearing in court:

- Confusion about when and where to appear, what is required, or who makes decisions
- Childcare
- Disability
- Finding transportation
- Time off work or school
- Distance to travel



# Slow Down the Process

Resources and services such as legal assistance and court navigation can slow down the eviction process by:

- Giving more time to access available community resources
- Increasing likelihood landlord will receive past due rent
- Creating opportunities to reach an agreement prior to formal eviction
- Providing more time to find other housing if an eviction cannot be prevented

# Partner Resources



- HUD: [Fair Housing Obligations and Evictions Resources](#)
- HUD: [Rent Relief Resources](#)
- HUD: [COVID-19 Homeless System Response: Strategies for Eviction Prevention](#)



- NLIHC: [State and Local Innovations](#)
- US Treasury Department: [Eviction Diversion](#)
- National League of Cities: [Eviction Prevention Learning Lab](#)

# HHRC Resources



- Online Courses:
  - [Serious Mental Illness](#)
  - [Introduction to Hoarding Disorder](#)
  - [Supporting People Who Use Methamphetamine](#)
  - [Whole-Person Care for Opioid Use Disorder](#)
- Written Resources:
  - [Fair Housing Protections for People with SMI, SUD, or COD](#)
  - [Effective Property Management Engagement Strategies](#)



- Archived Webinars:
  - [Housing Supports for Older Adults Experiencing Homelessness](#)
  - [Outreach and Housing Support for Individuals with Psychotic Disorders](#)
  - [Serious Mental Illness and Homelessness](#)
  - [Taking a Trauma-Informed Approach with Events of Escalation](#)
  - [Eviction Prevention and Housing Retention During and After COVID-19](#)



# Q&A Panel

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# Evaluation and Certificate of Participation

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# Thank You!

*SAMHSA's Homeless and Housing Resource Center provides high-quality, no-cost training for health and housing professionals in evidence-based practices that contributes to housing stability, recovery, and an end to homelessness.*

## Contact Us:

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