

61st District Court

Eviction Diversion Initiative (EDI)

Early intervention strategies to achieve housing stability.



OUR TEAM

MATTHEW PERIN
(He/Him)

CATHY LAPORTE
(She/Her)





SOME NUMBERS

02

ABOUT US

2 EDI holistic facilitators

3456

LANDLORD TENANT CASES

Average number of LT cases filed per year

45%

EVICITION

Percent of those cases that result in eviction

06

JUDGES

6 neutral judges that support diversion efforts

220+

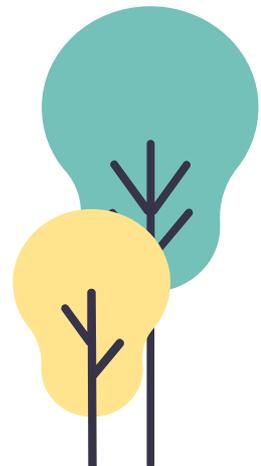
INDIVIDUALS

People who have been connected with resources

5 -10%

GOAL

Decrease in number of LT cases filed



EDI

The National Center for State Courts is an independent, non-profit organization staffed by researchers and consultants who work to improve the administration of justice. Through the generous donation from the Wells Fargo Foundation, NCSC selected 12 courts to participate in the first wave of funding to address eviction diversion. 61st District Court was 1 of the 12 courts, nationwide, selected. NCSC plans to add 8 more cohorts for a total of 20 in the coming months.

NCSC Eviction Diversion Cohort



Participating Courts

- Alaska Court System
- Indiana – Lawrence Township
- Indiana – Fort Wayne
- Kansas - Wichita
- Michigan – Grand Rapids
- Michigan - Lansing
- Nevada – Las Vegas
- New York – Brooklyn
- New York – Long Island
- Tennessee - Chattanooga
- Wisconsin – Milwaukee
- Washington, DC

With more to come in 2023!



NCSC

WELLS FARGO

HOW A CASE PROGRESSES THROUGH COURT

INITIAL ISSUE

Tenant/Landlord become aware rent cannot be paid on time



NOTICE

Landlord sends what is called a Notice to Quit / Demand for Possession advising the tenant to pay or vacate



SUMMONS AND COMPLAINT

A case is filed with the court



HEARING

Two hearings are held: a PTC and then a hearing resulting in a decision



JUDGMENT

A disposition is entered.



EVICITION

A court officer evicts tenants from the residence



Note: Not all judgments end up with an eviction. Often times the tenants leave, but are ultimately still displaced from their home.



“The Eviction Diversion Initiative inspires healthier communities through creative collaboration over litigation; empowering program participants with the tools to navigate eviction situations independently. Working together, we can create sustainable, interdependent housing relationships rooted in trust, consistency, and benefit for all parties.”

—EDI mission statement



FACING EVICTION?

At risk of eviction?
Need mediation?

WE CAN HELP!
Contact us today:
(616) 632-5597

EVICION DIVERSION INITIATIVE

- IDENTIFYING COMMON GOALS
- SEEKING EQUITABLE PATHWAYS
- INSPIRING HEALTHIER COMMUNITIES



The NCSC Eviction Diversion Initiative:

Encouraging creative, collaborative problem-solving

Educating participants with the tools to find affordable, sustainable housing

Empowering through advocacy and community connections to encourage self-sufficiency long after the eviction diversion process is complete

LATE RENT? WE CAN HELP BEFORE YOU FILE!

NCSC & 61st District Court Eviction Diversion Initiative

Avoid costs & fees
Keep it out of court

Call us first!
(616) 632-5597

- IDENTIFYING COMMON GOALS
- SEEKING EQUITABLE PATHWAYS
- INSPIRING HEALTHIER COMMUNITIES



The NCSC Eviction Diversion Initiative:

Encouraging impartial solution-driven advocacy for ALL parties

Educating participants with the tools to avoid future evictions

Empowering participants toward common goals through mediation, education, and time-sensitive collaboration

61st District Court Eviction Diversion Initiative



Your landlord has started a court case to evict you. The court will be setting a court date to review your case to decide if you need to move out. The landlord has filed a **Complaint** and **Summons**. You may not have received this yet, but it is coming.

- The **Complaint** tells you the reason the landlord wants to evict you and if they claim you owe them money (such as for back rent or damage to the property).
- The **Summons** tells you when and where your eviction hearing will be and the time you have to file a written Answer to the landlord's claims.

Do not ignore your eviction case.

If you ignore the case, the court may automatically rule against you. But you have options:

- Talk to your landlord about working out an agreement.
- You can choose to move out.
- You can go to your hearing and argue your side.
- If you want to learn about the law, need help talking to your landlord, or want information on preparing for your hearing, **use the resources below**.



It is always a good idea to get legal advice and information.

Learn



- Get **free legal assistance** at the Legal Assistance Center
 - 180 Ottawa Ave NW Suite 5100 (located on the 5th Floor)
 - M,T,Th,F 9:00 am - 4:00 pm, Wed 9:00am - 1:00pm
 - Or call: **616-632-6000**
- You may apply for legal services at www.lawestmi.org
 - Or call: Legal Aid of Western Michigan at: **(616)-774-0672**

Get Help



Contact the court's Eviction Diversion Initiative for free help!

- The court has access to **free mediation** solutions to help landlords and tenants work things out.
- EDI may also be able to connect you to resources to assist you.
 - Call **616-632-5597**, scan the QR code to the right, or
 - Get more information about the program here:
 - <https://www.grcourt.org/eviction-diversion-initiative/>



HOW IT WORKS



INFORMATION

Flyer
distribution in
areas of
greatest impact



PLAINTIFFS

Includes
connecting with
landlords and
property
managers



CALLS

Calls are
returned within
1 business day



RESOURCES

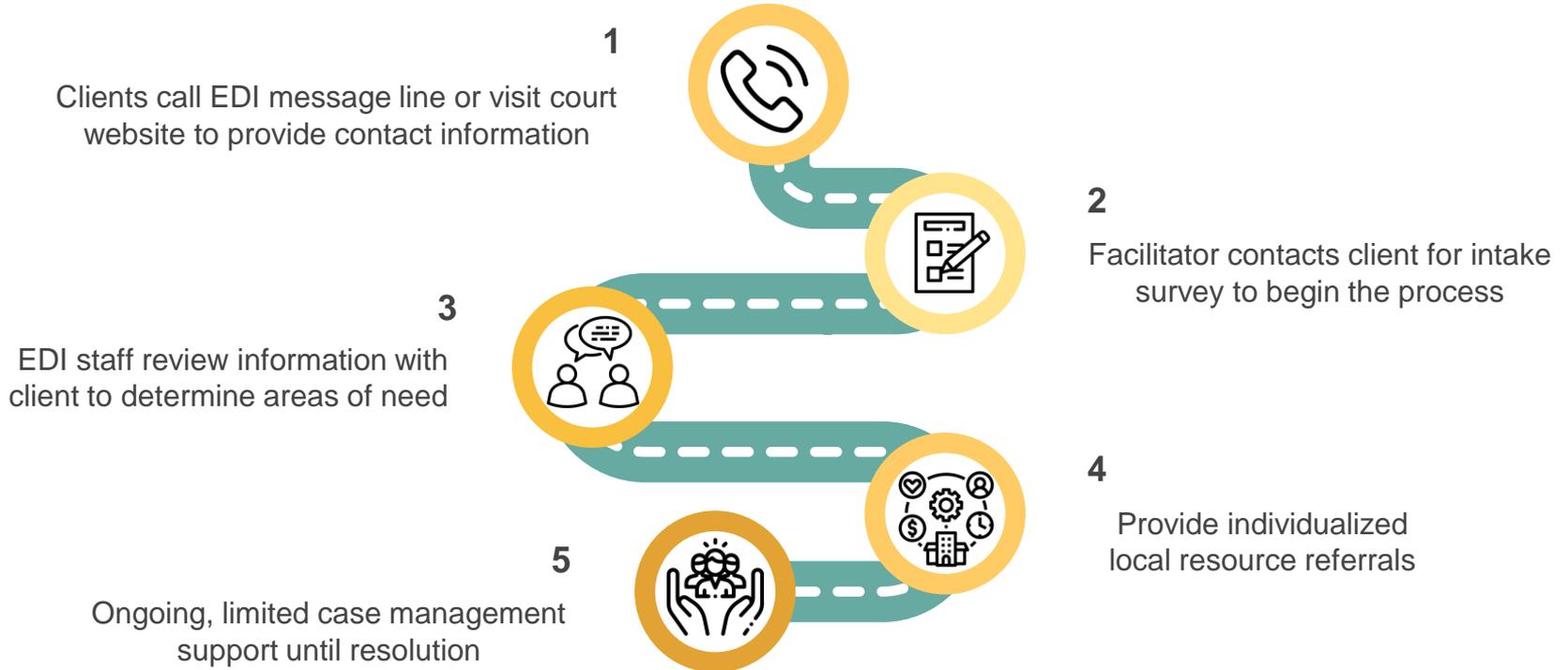
Connecting
tenants with
resources to
meet needs



DATA

Monitoring who
is being served
and the
outcomes

CLIENT EXPERIENCE



WHAT SETS EDI APART?

EARLY INTERVENTION

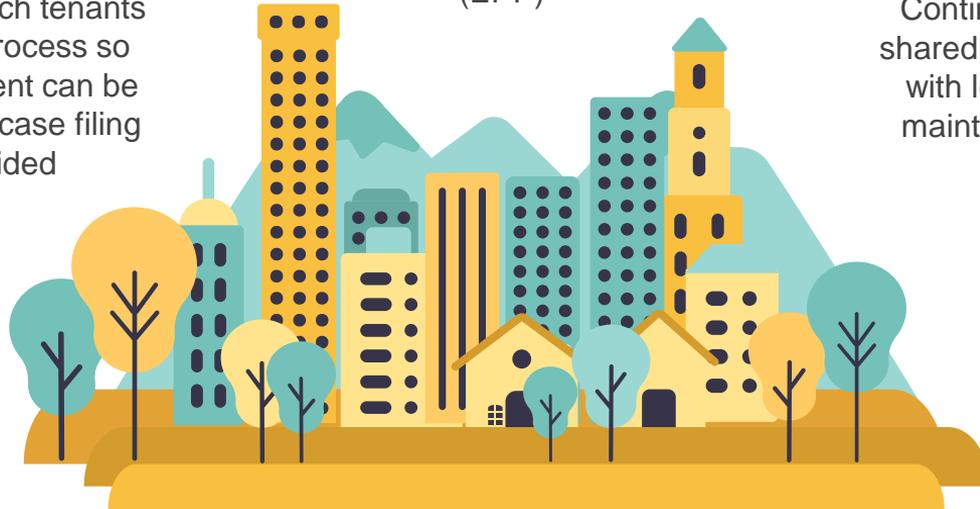
The goal is to reach tenants early on in the process so barriers to payment can be eliminated and a case filing can be avoided

COMMUNITY PARTNERS

Coordination efforts are unified with partners in the community, specifically those associate with the existing Eviction Prevention Program (EPP)

SUPPORT

Continued discussion and shared knowledge combined with legislative change to maintain effort for change



WHAT DATA ARE WE COLLECTING?



DEMOGRAPHICS

Ethnicity
Gender
Age

BARRIERS

Employment
Childcare
Transportation

OPTIONS

Knowledge
Conditional
orders
Mediation

RESULTS

High volume
areas
Locate patterns
Fewer evictions

DEMOGRAPHICS

26%
Pre-court

71%
families
with
children

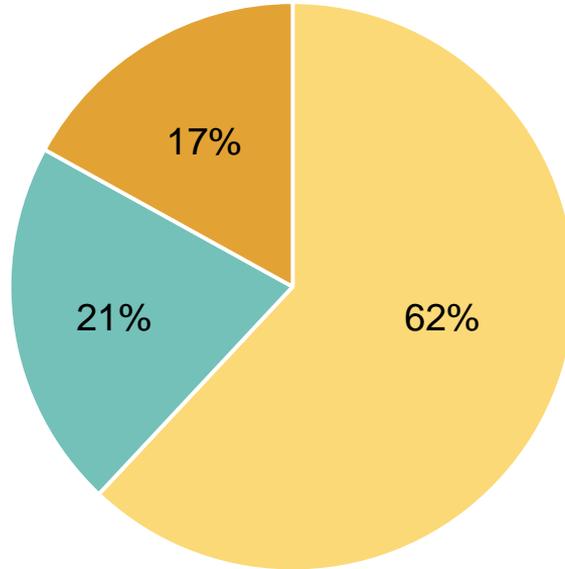
80%
Report ability
to pay rent
going forward

54%
Report ability
to pay some
of the back
rent

38%
Disabled

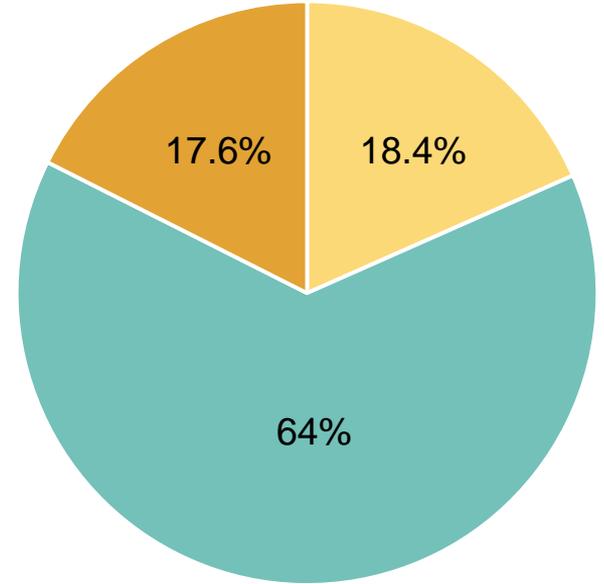
43%
Unemployed

EDI Program: Race



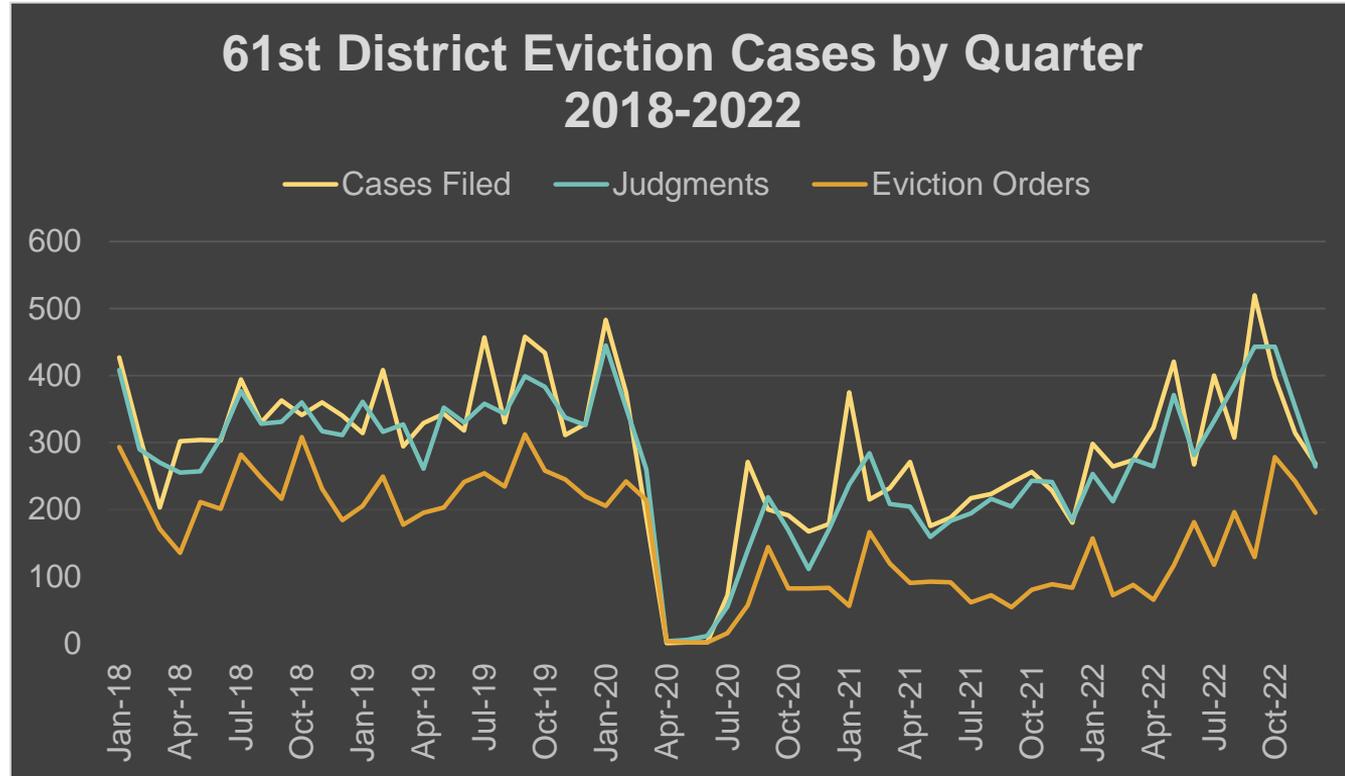
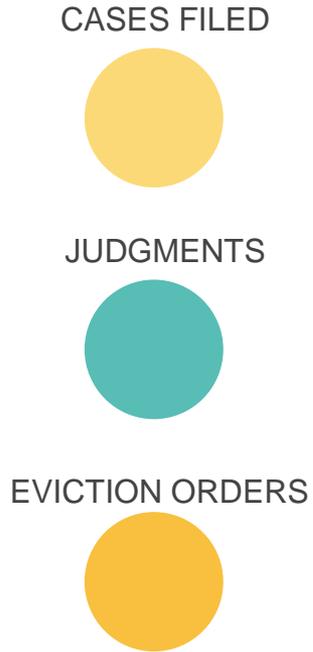
■ Black ■ White ■ Other

City of GR: Race

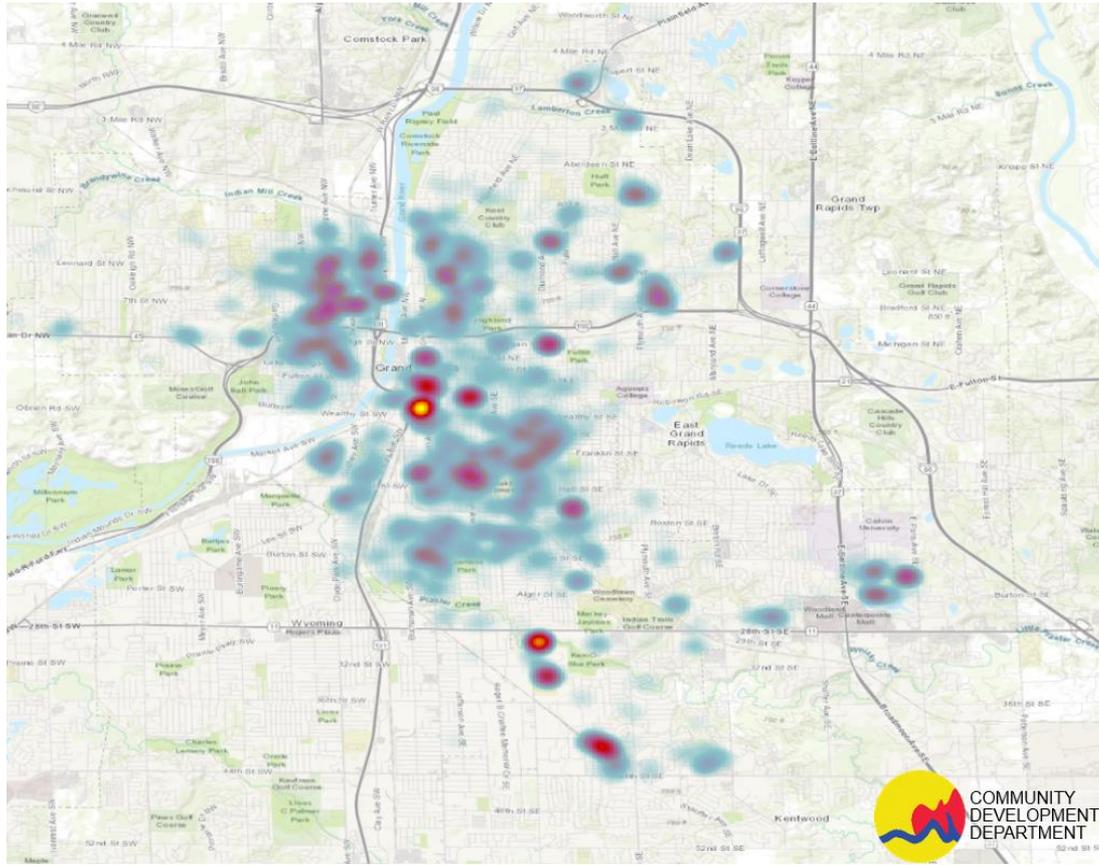


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WHERE WE ARE AT



EVICTION FILINGS BY ZIP CODE



OBJECTIVES

AWARENESS

Bringing the national discussion locally as this is a community issue.



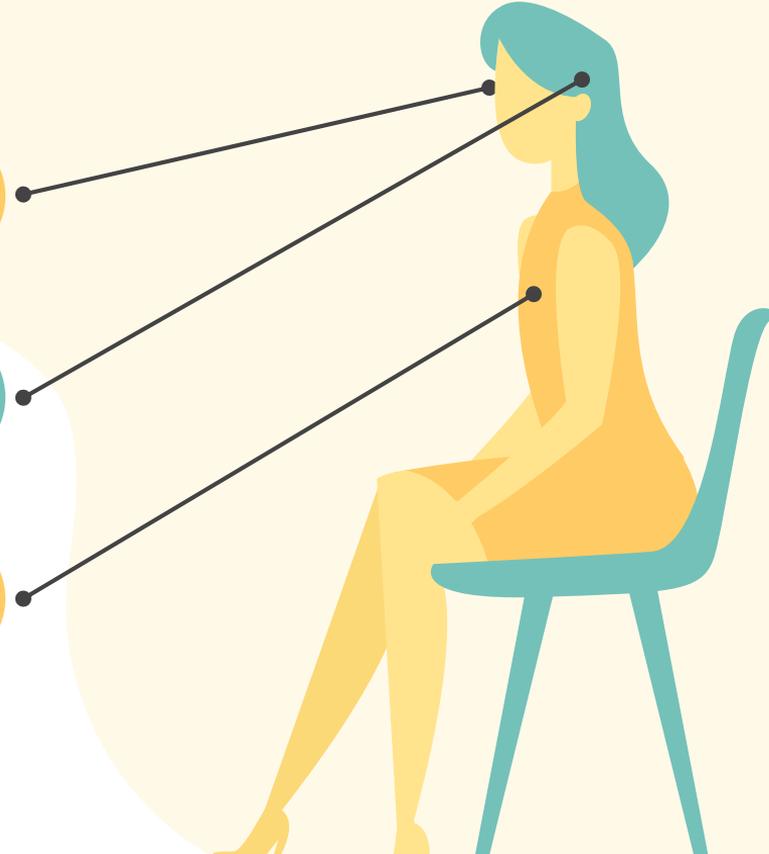
KNOWLEDGE

Both landlords and tenants should be aware of the options available to them.



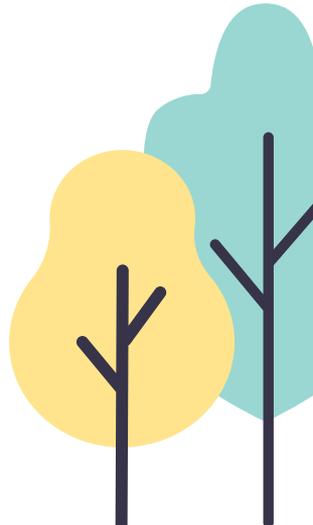
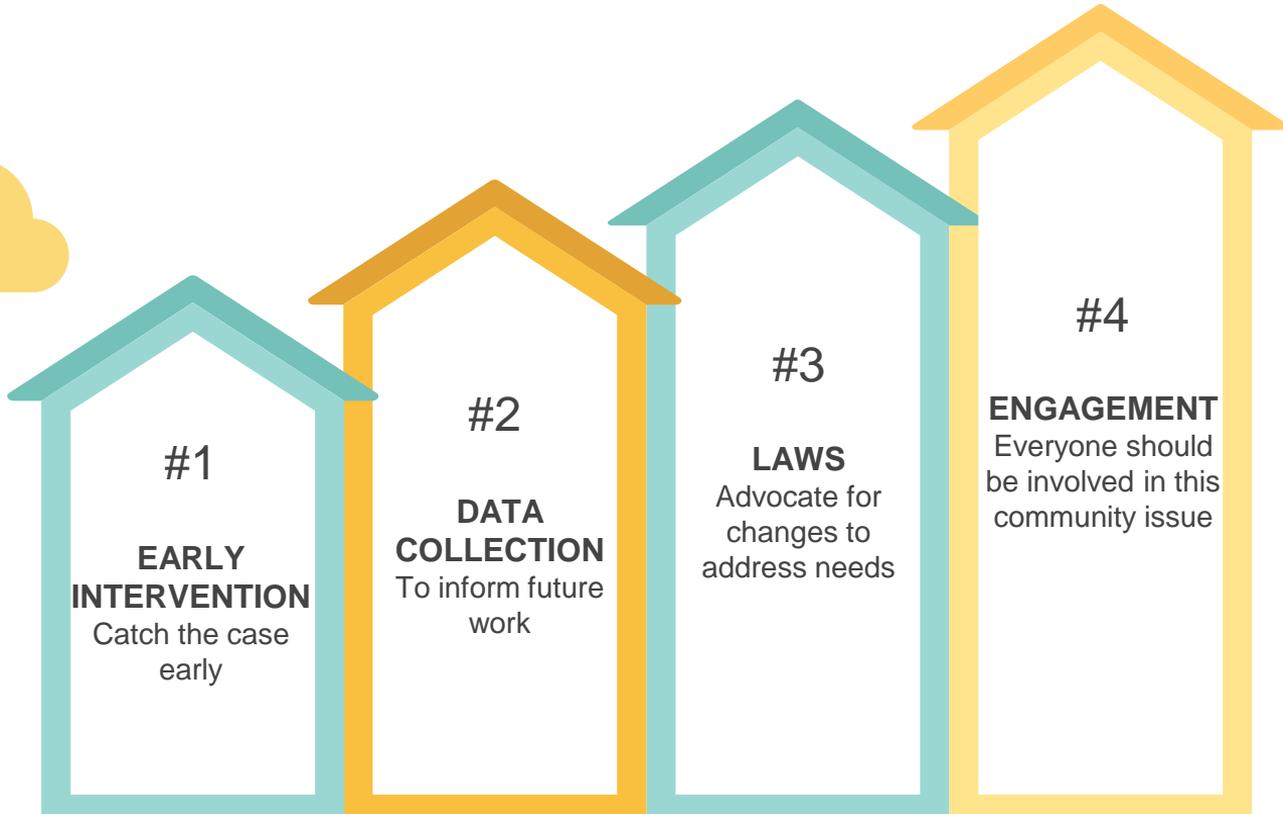
ASSISTANCE

Sometimes it is as simple as walking someone through the process and pointing them in the right direction.

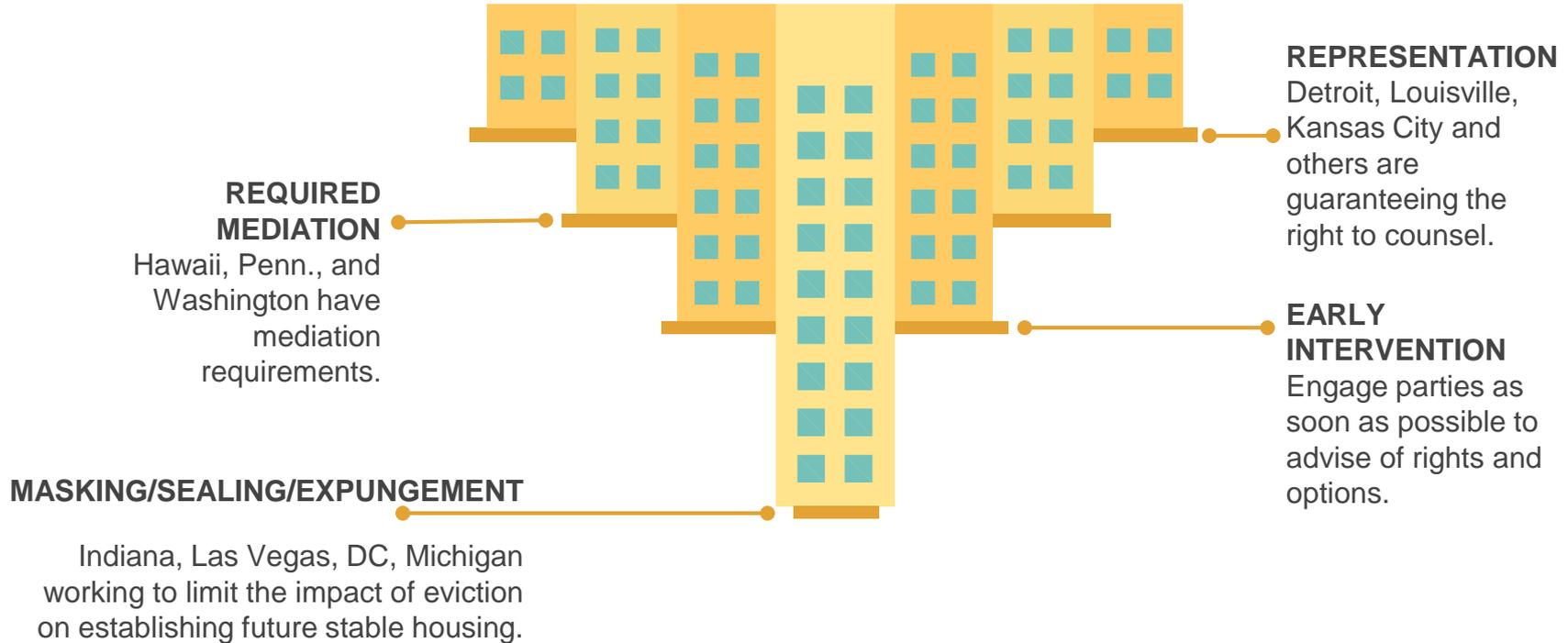




OUR FOCUS



WHAT ARE OTHER STATES DOING?



SWOT ANALYSIS

STRENGTHS

Support from the bench, NCSC, and community partners

WEAKNESSES

General data collection, specifically post-court results

OPPORTUNITIES

Continue building on momentum that began with EPP, collaboration with the HSA

THREATS

Funding: Current positions are for one and two years only

GOALS

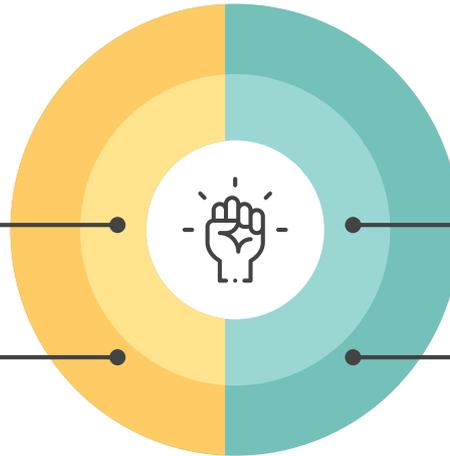
SHORT TERM

GOAL 1

Educate landlords and tenants

GOAL 2

Connect tenants and landlords to resources



LONG TERM

GOAL 3

Reduce eviction orders

GOAL 4

Sustainability – absorb these efforts as part of the overall process



KEY ACTION ITEMS

| | FIRST QUARTER | SECOND QUARTER | THIRD QUARTER |
|--------------|--|--|-----------------------------------|
| KEY ACTION 1 | Establish community partnerships | Begin redesign of eviction prevention system | Data analysis and CQI |
| KEY ACTION 2 | Design client intake and triage process | Provide case management support | Advocate access to representation |
| KEY ACTION 3 | Join community-wide initiatives in homeless prevention | Advocate for mediation and other “upstream” interventions to be part of the pre-court response | Advocate eviction record masking |
| KEY ACTION 4 | Market program | Educate partners of eviction diversion program elements | Establish sustainability plan |

CONTACT INFORMATION

Does anyone have any questions?

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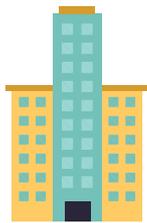
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