



1 N Charles St, Ste 200
Baltimore, MD 21201
(410) 625-9409
fax (410) 625-9423
www.publicjustice.org

John Nethercut
Executive Director

Debra Gardner
Legal Director

ATTORNEYS

Ejaz H. Baluch, Jr.
Ashley Black
Monisha Cherayil
Sally Dworak-Fisher
Matthew Hill
Charisse Lue
John Pollock
Renuka Rege
Russell R. Reno, Jr.
David Rodwin
Zafar S. Shah

In Memoriam:
Camilla Roberson
2010-2017

PARALEGALS

Levern Blackmon
Certified Paralegal

Kristen Howard
Carolina Paul
Lena Yeakey

Brenda Midkiff
Director of Administration

Erin Brock
Development Manager

Rebecca Reynolds
Development Associate

July 15, 2019

Honorable James B. Eldridge
Senate Chair, Joint Comm. on Judiciary
Boston, MA 02133
James.Eldridge@masenate.gov

Honorable Claire D. Cronin
House Chair, Joint Comm. on Judiciary
Boston, MA 02133
Claire.Cronin@mahouse.gov

Re: In Support of H. 1537, An Act establishing a right to counsel in certain eviction cases; H. 3456, An Act to ensure right to counsel in eviction proceedings; and S. 913, An Act to ensure right to counsel in eviction proceedings.

Dear Chairs and Members of the Joint Committee on Judiciary:

Thank you for the opportunity to provide testimony on H. 1537, H. 3456, and S. 913. As a Staff Attorney for the Public Justice Center, I serve as Coordinator of the [National Coalition for a Civil Right to Counsel](#) (NCCRC). The NCCRC works to establish the right to counsel in civil cases involving basic human needs such as housing via litigation, legislation, research support, and public advocacy/education. The NCCRC has over 300 participants and 200 partners in 40 states, including many in Massachusetts. Among our efforts, we were instrumental in the American Bar Association's introduction and adoption of [ABA Resolution 112A](#) (2006), which called for jurisdictions to support a right to counsel in civil cases involving basic human needs. At the state level, we collaborated with local advocates in New York City on the successful passage of Intro 214-b, which established a right to counsel for tenants in eviction cases who are at or below 200% of the federal poverty level, as well as assisted the passage of Prop F in San Francisco, which guaranteed a right to counsel for all tenants regardless of income. And we were one of the founding members of the [Housing Not Handcuffs Campaign](#), a 100+ organization effort that seeks to end the criminalization of homelessness through a variety of policies and approaches, including the right to counsel in housing court.

There are many reasons why providing a right to counsel for low-income tenants facing eviction would promote justice and be responsive to the state's needs. For one, numerous studies have demonstrated the significant impact on outcomes when tenants have counsel:

- In [The Importance of Representation in Eviction Cases and Homelessness Prevention](#), the Boston Bar Association Task Force on Civil Right to Counsel described how, at one of the housing representation pilot sites, tenants receiving full representation were twice as likely to retain possession.
- In a limited study in California, **fully represented tenants were two-and-a-half times more likely to retain possession** and (when ordered to leave) received nearly twice as long to vacate as those receiving limited assistance.¹

¹ Jessica Steinberg, *In Pursuit of Justice? Case Outcomes and the Delivery of Unbundled Legal Services*, 18 Geo. J. Pov. L. & Pol'y. 453 (2011), available at http://papers.ssrn.com/sol3/papers.cfm?abstract_id=1960765.

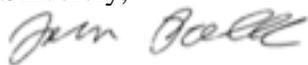
- A New York randomized study found that **fully represented tenants were less likely to default**, less likely to be subjected to a negative judgment or warrant of eviction, and more likely to receive a rent abatement or repairs order than unrepresented tenants.² Prior to the passage of Intro 214-b, New York City's investment of \$60 million in eviction defense, which increased tenant representation rates from 1 percent to 27 percent over a 2-year period, **caused a 24 percent decrease in evictions.**³ **And in the first year of Intro 214-b's implementation, 84 percent of tenants have stayed in their homes, the eviction rate in the zip codes with right to counsel has been five times, and the filing rate has dropped by roughly 10 percent.**

Reports have also shown the significant cost savings that can accrue from providing a right to counsel. For example, in New York City, an independent financial analysis company concluded that the right to counsel would provide the City \$320 million in net savings.⁴ We believe that it is wiser for state and local governments to spend the money upstream to provide representation rather than to spend the money downstream in the form of homeless shelters, homelessness services, and law enforcement costs related to homelessness.

Finally, the extreme representational imbalance between landlords and tenants impairs the fundamental fairness of the proceedings. In many jurisdictions, tenants are represented less than 10 percent of the time, compared to over 90 percent for landlords. Such an imbalance can embolden some landlords to pursue wrongful evictions, knowing that tenants are unlikely to secure legal assistance. It may also cause some judges to become too accustomed to bypassing hearings, pressuring tenants to settle with the landlords' attorney, or spending only a few seconds on each eviction, even though such evictions have a dramatic impact on the tenants' lives.

We thank you again for this opportunity to provide testimony, and would be happy to answer any questions the Joint Committee has on the efforts and activities in other jurisdictions.

Sincerely,



John Pollock
Coordinator, NCCRC

² Carroll Seron, et al. *The Impact of Legal Counsel on Outcomes for Poor Tenants in New York City's Housing Court: Results of a Randomized Experiment*, 35 Law & Soc'y Rev. 419 (2001).

³ NY Office of Civil Justice, *Annual Report* (2016), available at http://www1.nyc.gov/assets/hra/downloads/pdf/services/civiljustice/OCJ%202016%20Annual%20Report%20FINAL_08_29_2016.pdf.

⁴ Stout Risius Ross, Inc. *The Financial Cost and Benefits of Establishing a Right to Counsel in Eviction Proceedings Under Intro 214-A* (Mar. 16, 2016), available at http://www2.nycbar.org/pdf/report/uploads/SRR_Report_Financial_Cost_and_Benefits_of_Establishing_a_Right_to_Counsel_in_Eviction_Proceedings.pdf.