

Universal Access to Legal Services

A Report on Year Three of Implementation
in New York City

Prepared by the
Office of Civil Justice
New York City Human Resources Administration
Fall 2020

Introduction

On August 11, 2017, Mayor Bill de Blasio signed into law City Council Intro 214-b. This legislation made the City of New York the first city in the United States to commit to make legal services available to all tenants facing eviction proceedings in housing court and public housing authority termination of tenancy proceedings. This historic legislation - Local Law 136 of 2017,¹ also known as the right-to-counsel or Universal Access law - tasks the Office of Civil Justice (OCJ) of the New York City Human Resources Administration (HRA) with implementation that would achieve this milestone by 2022. Three years after the enactment of this groundbreaking law, the landscape for access to justice for tenants, in New York City and elsewhere, has been transformed; since New York City enacted the nation's first right-to-counsel law, Newark (NJ), San Francisco (CA), Philadelphia (PA), Santa Monica (CA) and, most recently, Boulder (CO), have moved forward with "tenant's right to counsel" legislation modeled on New York City's law, and other cities across the United States are exploring their own tenant legal services initiatives.

As part of the implementation of Universal Access, OCJ issues annual progress reports² on the development, deployment and impact of our legal services for tenants facing eviction. This progress report, our third, covers City Fiscal Year 2020³ – a period of notable achievements and historic challenges, as New York City and the world faced down the start of the COVID-19/coronavirus pandemic.

The fiscal year began with the launch of OCJ's program to provide on-site access to legal services to tenants in New York City Housing Authority (NYCHA) public housing facing administrative termination of tenancy proceedings. Working with legal provider partners and NYCHA, OCJ developed and implemented a program model to provide comprehensive access to legal services for NYCHA tenants facing such proceedings on site where NYCHA administers termination proceedings. In this first phase, all heads of NYCHA households who are seniors (62 years and older) and who are facing termination of their tenancies in administrative proceedings have immediate access to these free legal services on-site. Although NYCHA temporarily ceased administrative proceedings later in the fiscal year due to COVID-19, the number of households in termination of tenancy proceedings that received OCJ's legal services substantially increased in FY2020 compared to FY2019, increasing by 35%. Data on tenant households that received legal

¹ New York City Administrative Code Title 26, Chapter 13: Provision of Legal Services in Eviction Proceedings.

² The information presented in this report reflects OCJ's analysis of data available as of this report's publication date, including data as reported by the New York State Office of Court Administration (OCA) and the New York City Department of Investigations (DOI), and the New York City Housing Authority (NYCHA). OCJ's reports may be found at www.nyc.gov/civiljustice.

³ July 1, 2019 through June 30, 2020.

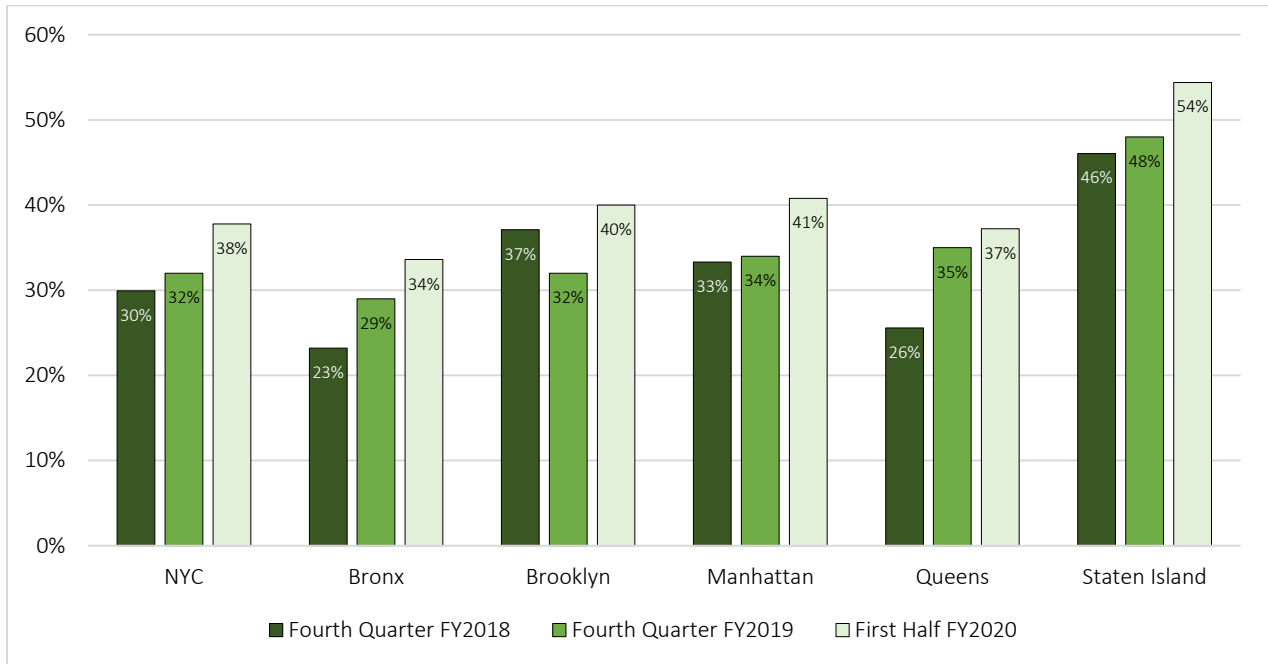
services in NYCHA administrative termination of tenancy proceedings is presented later in this report.

In December 2019, OCJ continued its phased implementation of the right-to-counsel law in Housing Court by adding five additional ZIP codes to the Universal Access initiative, expanding the program in additional neighborhoods in all five boroughs and bringing the total number of included ZIP codes to 25, and updating referral protocols and other procedures to make legal services more accessible to tenants across the City; in FY2020, approximately half of the households served in Housing Court eviction proceedings by OCJ legal providers lived outside of the ZIP codes targeted through Universal Access.

As calendar year 2019 drew to a close (end of first half of FY2020), these developments in the Universal Access program had led to a number of positive impacts on access to justice for tenants in New York City. In Housing Court, the longstanding dynamic that has left so many tenants unrepresented by counsel continued to improve. As detailed in the chart below, 38% of tenants who appeared in Housing Court for eviction cases in the first half of FY2020 were represented by attorneys in court, up from roughly 32% at the end of FY2019, with representation rates for tenants increasing in every borough. These results reflect a substantial increase in the availability of legal representation for New York City tenants compared to 2013, when the citywide representation rate was 1% as reported by the State Office of Court Administration.⁴

⁴ Chief Judge's Hearing on Civil Legal Services, Third Dep't, Oct. 6, 2014 (statement of Hon. A. Gail Prudenti, Chief Administrative Judge, New York State Unified Court System, at 6, Exhibit B at 3). In Permanent Commission on Access to Justice, Appendices to Report to the Chief Judge of the State of New York, 2014, page 609. Retrieved from https://www.nycourts.gov/accesstojusticecommission/PDF/2014%20CLS%20Report_Appendices_Vol%202.pdf.

Legal Representation⁵ Rates for Tenants Appearing in Housing Court in Eviction Proceedings, FY2018-FY2020



Sources: NYS Office of Court Administration data as analyzed by OCJ; OCJ Administrative Data

The COVID-19/Coronavirus Pandemic

When the COVID-19 emergency began in March of 2020, the work of the Office of Civil Justice, its partners and other stakeholders changed literally overnight. OCJ has coordinated among and between legal services providers, the courts and other city offices to ensure that legal providers and their clients have access to reliable information about legal developments and court and agency operations in the midst of a frequently changing legal and operational landscape for New York City tenants facing eviction.

OCJ worked closely with agency partners including the Mayor’s Office to Protect Tenants and the Public Engagement Unit to ensure that reliable information about tenant rights and protections is widely available as the emergency continues to unfold, including the launch of the City’s Tenant Resource Portal⁶, an online portal that features comprehensive and up-to-date information about free public and private resources that can help New York City tenants prevent their eviction and remain stably housed through this crisis. OCJ’s legal services partners have participated in

⁵ Legal representation rates were determined by combining data from the NYS Office of Court Administration regarding eviction proceedings in New York City Housing Court for which legal representation was indicated in such data and OCJ administrative data indicating full legal representation was provided by OCJ legal services providers in cases marked as “self-represented” in court data.

⁶ The City’s Tenant Resource Portal is accessible at www.nyc.gov/tenantresourceportal.

hundreds of education and outreach activities to increase awareness of tenant protections and the availability of free legal services since the start of the pandemic, including virtual town halls, “know your rights” sessions, tenant association meetings, continuing legal education trainings for other attorneys and media appearances. Additionally, since the start of the pandemic DSS Commissioner Steven Banks has shared pertinent information and takes questions about HRA programs and client needs, including updates from OCJ about evictions, court proceedings and the availability of legal services, through weekly teleconferences with elected officials, CBO partners and advocates and weekly informational newsletters.

Since the start of the crisis, OCJ and its nonprofit legal services providers have been working to ensure that New York City tenants who are facing eviction have effective access to free legal assistance during the COVID-19 emergency, by making services accessible in new ways consistent with health and safety requirements. Working in collaboration with OCJ’s legal services partners, nonprofit partner Housing Court Answers and the Mayor’s Office, OCJ established a housing legal hotline to provide access to live phone-based legal advice and assistance provided by our tenant legal services partners. Through this hotline, tenants with questions and concerns about eviction and Housing Court as well as other landlord-tenant issues are receiving legal advice and assistance Monday through Friday. Access to the phone-based legal assistance is currently available via 311 and the Mayor’s Public Engagement Unit through the City’s Tenant Helpline, and through Housing Court Answers which is supported in part by funding provided by the City Council administered by OCJ. Legal advice services are free and are available to all NYC residential renters with housing questions or issues, regardless of income, geography/ZIP code, or immigration status.

On March 16, 2020, the New York City Housing Court closed with respect to nearly all new and pending matters (including eviction proceedings), except for “essential” proceedings such as legal actions to restore possession for tenants who were illegally evicted or locked out and proceedings to compel landlords to make critical emergency repairs such as restoring lost heat and hot water. OCJ worked with legal providers and the Housing Court to immediately establish a case referral protocol to connect all unrepresented tenants who file emergency cases in court with free legal representation. Since the start of the pandemic, unrepresented tenants who file an action to be restored to possession after an illegal lockout, or who file an HP action for emergency repairs, are referred to OCJ by the Court for free legal representation by one of OCJ’s provider partners.

Starting in April 2020, the New York City Housing Court expanded its operations beyond hearing emergency lockout and repair cases and began moving forward in some pending eviction cases, and OCJ’s legal providers were there to assist and protect tenants in need. Specifically, the Court scheduled thousands of eviction proceedings that were pending resolution prior to the start of the pandemic for status and settlement conferences and required that only those cases in which all parties were represented by legal counsel could be scheduled for a court conference. OCJ’s legal

services providers participated in thousands of court conferences,⁷ representing tenant clients in pre-pandemic eviction cases. As a result, all tenant respondents in eviction proceedings handled by the Housing Court during this period have been represented by counsel.

In August of 2020, after the Governor had issued a series of Executive Orders, Chief Administrative Judge Lawrence Marks issued court guidance allowing landlords to ask the Housing Court to permit pre-pandemic eviction warrants to move forward, including in cases in which the tenant did not already have counsel. In response, OCJ worked in collaboration with the Court and legal services providers to ensure that no tenant faces the threat of eviction without access to free legal services. The Court now requires landlords' motion papers to include information about how to access free legal assistance, and OCJ is referring unrepresented tenants facing the enforcement of a pre-pandemic eviction warrant who reach out for free legal representation to an OCJ legal provider. In addition to this pre-conference protocol, OCJ is providing access to free legal representation for unrepresented tenants who respond to motions to proceed with pre-pandemic eviction warrants by appearing for a scheduled court conference through the assignment of counsel to any tenant at such a conference who wants legal representation in their case. This initiative is intended to make access to legal representation readily available to tenants on the cusp of the execution of an eviction warrant. Tenants who are currently facing eviction warrants are eligible for free legal representation, regardless of ZIP code, immigration status or whether the tenant may have previously declined or been found ineligible for legal representation under the Universal Access program, and regardless of household income with an income waiver by OCJ.

Complementary to these efforts, OCJ identified approximately 14,000 households without representation that had outstanding eviction warrants issued by the Housing Court in 2020 that were not executed by city marshals. OCJ reached out by mail informing these households of the availability of free legal assistance through OCJ and is working with legal providers and the City's Public Engagement Unit to conduct more targeted outreach to tenants facing warrant-related motions that are pending in court.

As we move forward and face unprecedented and likely unexpected challenges in connection stemming from the continuing COVID-19 pandemic, OCJ will continue to work hand in hand with all justice system stakeholders to make civil legal assistance available and effective for New York City tenants in need.

⁷ Data about the precise number of eviction cases heard and court conferences held in the Housing Courts during this period is not currently available from the Office of Court Administration and will be included in future reports when it becomes available.

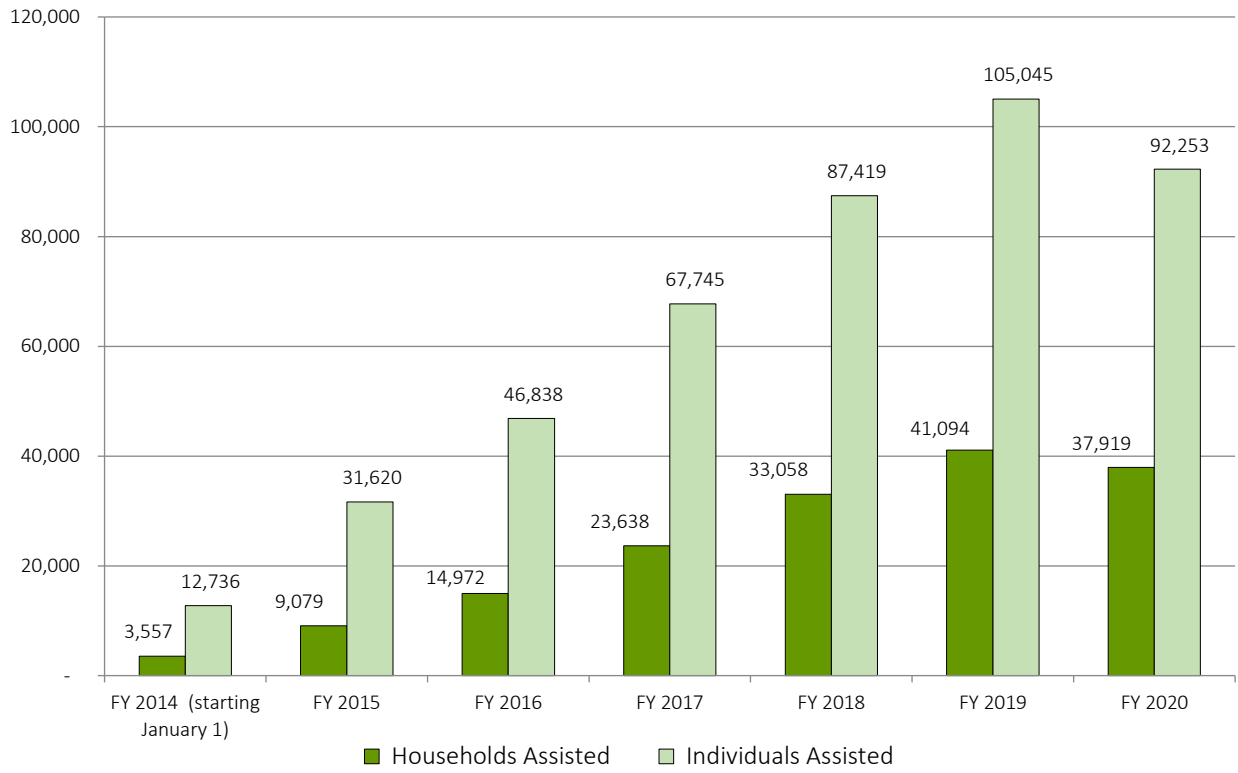
Legal Services for Tenants in Fiscal Year 2020

Despite a substantial reduction in the number of eviction proceedings filed and the near-shutdown of New York City Housing Court in March of 2020, OCJ's programs provided legal services to thousands of tenants facing eviction and other housing challenges.

In City Fiscal Year 2020, OCJ-funded legal organizations provided legal assistance to approximately 92,000 New Yorkers in approximately 38,000 households across New York City facing housing challenges including eviction, disrepair, landlord harassment and other threats to their tenancies. This reflects a modest decrease compared to FY2019, which was driven by a drop in the number of eviction proceedings filed in New York City Housing Court. The number of eviction filings fell by half compared to the same period the year before, declining by approximately 100,000. This decrease followed the enactment of New York State's Housing Stability and Tenant Protection Act of 2019, and accelerated in the end of the period with the onset of the coronavirus pandemic starting in March 2020. Despite this steep drop in filings, however, the number of households receiving legal services from OCJ's legal services providers decreased by only 8%, and reflected a 74% increase compared to FY2017, before the formal launch of the Universal Access program to implement the City's right-to-counsel law.

As of June 30, 2020, nearly 450,000 New Yorkers had received free legal representation, advice, or assistance in eviction and other housing-related matters since the start of the de Blasio Administration in 2014 through tenant legal services programs administered by the Human Resources Administration.

New York City Households and Individuals Receiving Administration-Funded Housing Legal Assistance, January 1, 2014 – June 30, 2020



Source: OCJ Administrative Data.

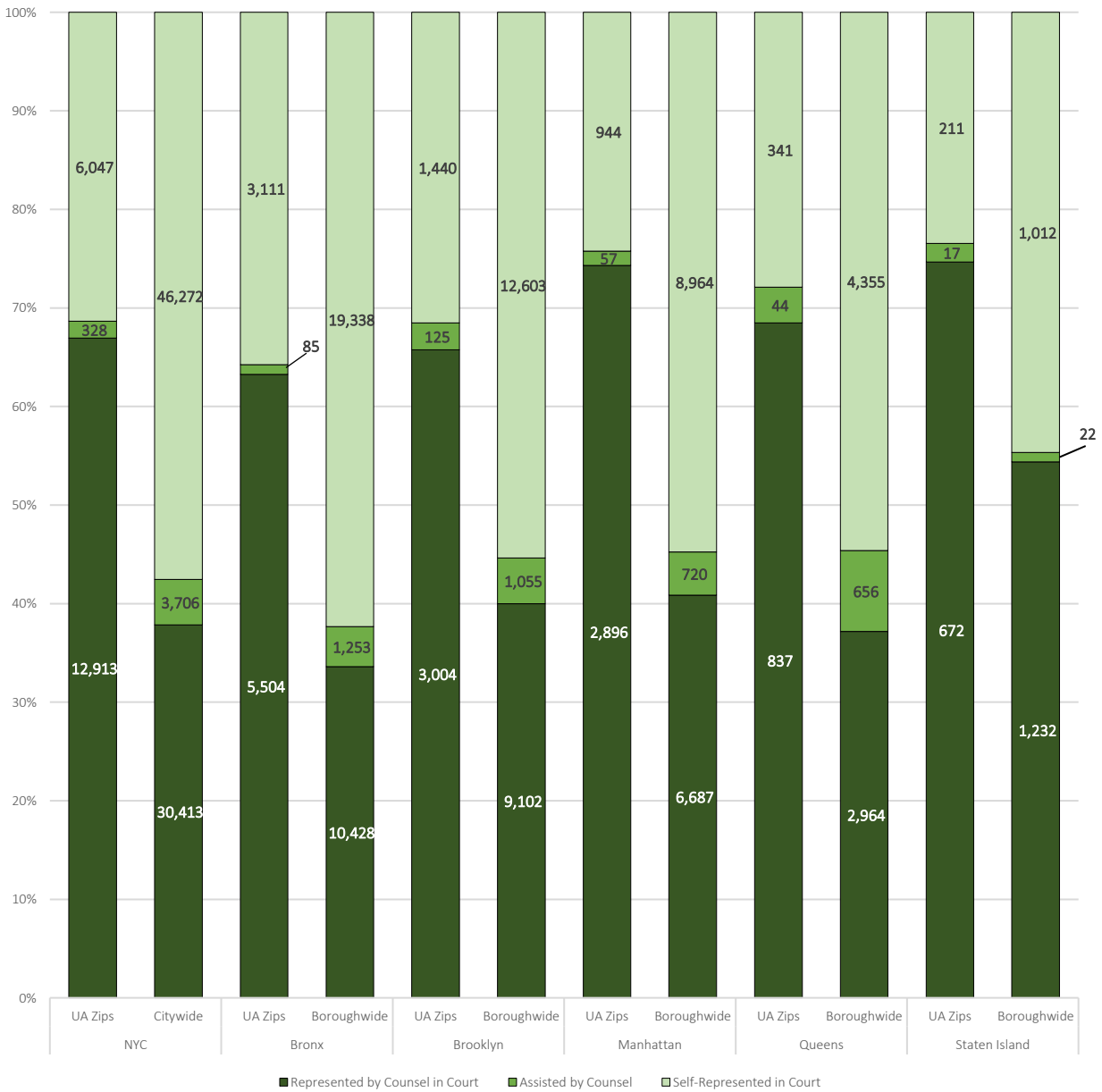
The rate of representation for New York City tenants facing eviction in Housing Court continued to climb in Fiscal Year 2020.

Historically, the vast majority of tenants in Housing Court faced eviction proceedings without legal representation while landlords consistently had counsel, but this dynamic has been changing since the Administration has increased its investment in tenant legal services and began implementing the right-to-counsel law through Universal Access. The trend continued to improve in FY2020 and the legal representation rate saw significant gains in New York City Housing Court.

As detailed in the chart below, in the first half of FY2020, approximately 38% of New York City tenants who appeared in Housing Court for eviction cases were represented by attorneys in court, up from 32% at the end of FY2019. In each of the five boroughs, the rates of legal representation increased compared to the end of FY2019, with 55% of tenants represented in Staten Island (up from 49%), 41% in Manhattan (up from 34%), 40% in Brooklyn (up from 35%), 37% in Queens (up from 32%), and 34% in the Bronx (up from 29% percent). These rates reflect a substantial increase in the availability of legal representation for New York City tenants compared to 2013, when the citywide representation rate was 1% as reported by the State Office of Court Administration.

OCJ has been implementing the right-to-counsel law by rolling out the Universal Access program to legal services in targeted ZIP codes, identifying and focusing first on neighborhoods across New York City where eviction and displacement risks and pressures are acute. In the first half of FY2020, the overall rate of legal representation for tenants in the Universal Access ZIP codes was 67% – two of every three tenants facing eviction in court - up from 62% in the last quarter of FY2019. Where Universal Access has been implemented, most tenants in those neighborhoods have been represented, with 75% of tenants facing eviction represented in Staten Island, 74% in Manhattan, 69% in Queens, 66% in Brooklyn, and 63% in the Bronx. Representation rates increased in every borough compared to the last quarter of FY2019. In FY2020, Universal Access grew to include a total of 25 ZIP codes while legal services capacity for representation and other legal assistance was also expanded across the city.

Legal Representation⁸ and Assistance for Tenants Appearing in Housing Court in Eviction Proceedings, July 1, 2019 – December 31, 2019



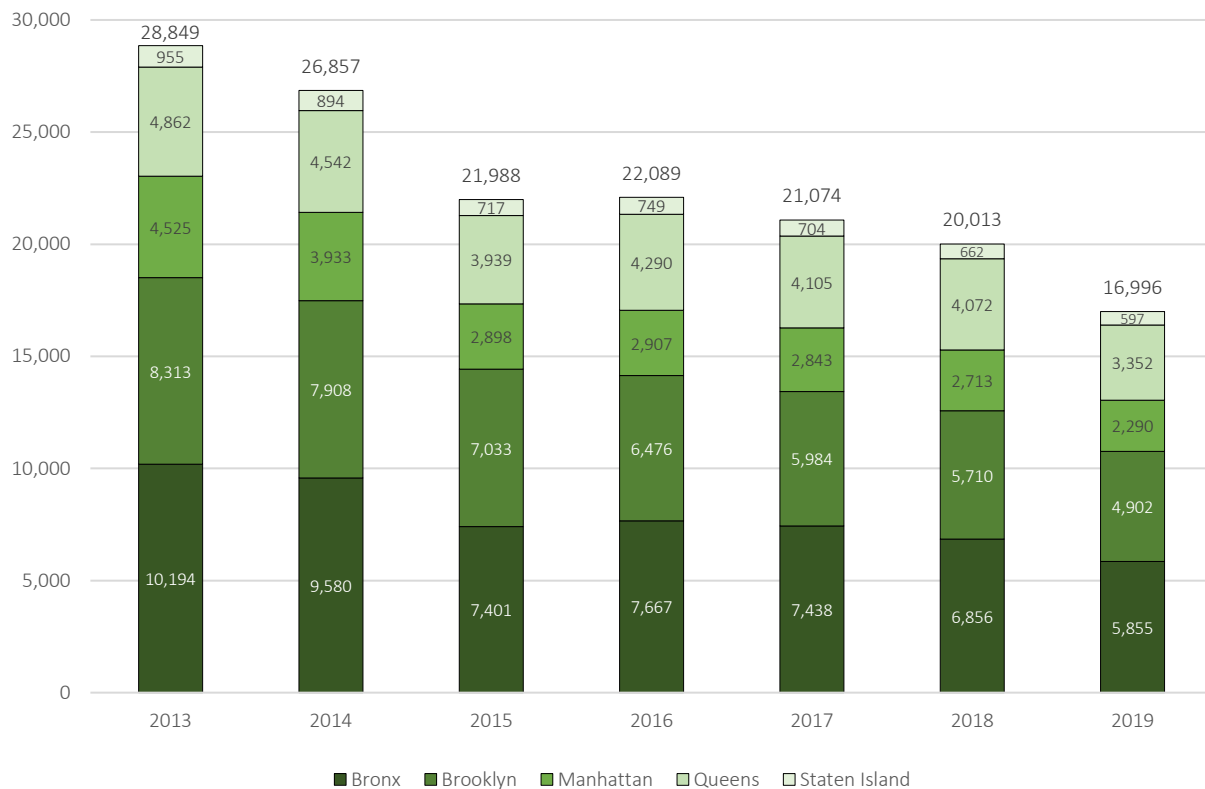
Sources: NYS Office of Court Administration data as analyzed by OCJ; OCJ Administrative Data.

⁸ Legal representation rates were determined by combining data from the NYS Office of Court Administration regarding eviction proceedings in New York City Housing Court for which legal representation was indicated in such data and OCJ administrative data indicating full legal representation was provided by OCJ legal services providers in cases marked as “self-represented” in court data.

Residential evictions continued to decline in 2019, falling by more than 40% since 2013.

At the same time that access to quality legal assistance for tenants has been increasing, the number of New Yorkers being evicted from their homes has been on the decline. Residential evictions by New York City marshals – which once numbered almost 29,000 per year – have declined by approximately 41% since 2013. In calendar year 2019, there were roughly 17,000 residential evictions by marshals, a decline of 15% compared to the year before.⁹ As detailed in the chart below, substantial declines in the number of evictions have been seen in every borough since 2013.

Residential Evictions Conducted by New York City Marshals, 2013-2019



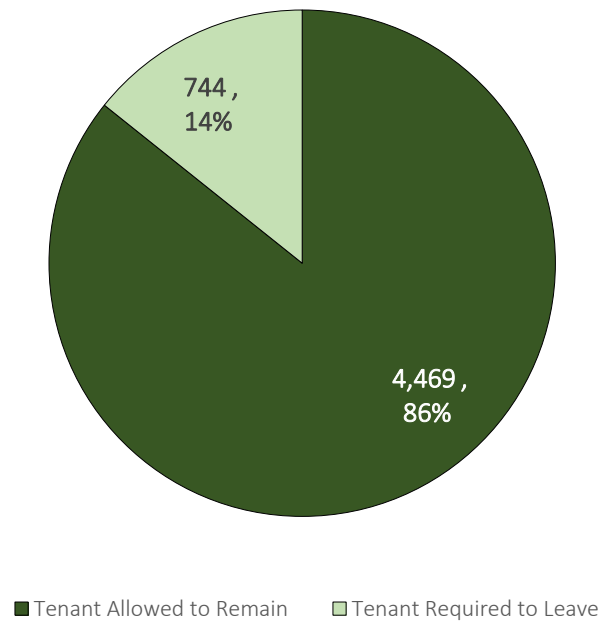
Source: NYC Department of Investigation, retrieved from New York City Housing Court at <https://www.nycourts.gov/COURTS/nyc/housing/statistics.shtml>.

⁹ In 2019, the New York City Department of Investigation (DOI) revised their “Summary of Evictions, Possessions & Ejectments Conducted” report for calendar year 2018 to reflect changes in the number of residential evictions and possessions conducted by marshals in 2018 and to correct the previous 2018 report issued by DOI in January of 2019. At the time of publication of this report, the corrected data from DOI is accessible online via the New York City Housing Court website at http://nycourts.gov/COURTS/nyc/SSI/statistics/Stats_2018SEPEC.pdf. OCJ’s report and all references herein to the number of residential evictions are based on DOI’s reports.

The majority of tenants who are represented in court through OCJ's legal services programs are able to avoid eviction and remain in their homes.

As we found in previous years' reports, when lawyers have represented tenants in court, they have been successful in preserving the homes of thousands; in Housing Court eviction and NYCHA termination cases resolved by OCJ's legal services providers, 86% of households represented in court by lawyers were able to remain in their homes, not only saving thousands of tenancies, but also promoting the preservation of affordable housing and neighborhood stability.

Legal Representation for New York City Households Facing Eviction in Housing Court and NYCHA Termination of Tenancy Proceedings: Outcomes Achieved, July 1, 2019 – June 30, 2020



Source: OCJ Administrative Data.

Eviction Proceedings in Housing Court and “Covered Individuals”

In FY2020, there were an estimated 107,412 residential eviction petitions filed citywide in New York City Housing Court, in which an estimated 209,875 individuals were named¹⁰ as respondents. This reflects an estimated decline of 102,583 eviction case filings year over year, or a 49% decrease.¹¹ This year-over-year decline far exceeds that of FY2019 when filings fell by 6% compared to the year before.

The table below details estimated residential eviction petitions and “covered individuals” during FY2020, broken down by borough. The table also presents a breakdown of such filings based on the nature of the claim for eviction: nonpayment of rent and “holdover.” Holdover claims aim to evict a tenant or other person in the apartment for reasons other than simple nonpayment of rent, including allegations that the tenant has violated a lease provision; has improperly put others in the apartment; has become a nuisance to other tenants; or is staying after a lease has expired.

Eviction Proceedings in Housing Court and Estimated Covered Individuals July 1, 2019 – June 30, 2020

| | Residential Eviction Petitions Filed | | | Estimated Covered Individuals | | |
|----------------------|--------------------------------------|---------------|----------------|-------------------------------|----------------|----------------|
| | Holdover | Non-Payment | Total | Holdover | Non-Payment | Total |
| Bronx | 4,428 | 35,821 | 40,249 | 12,902 | 55,187 | 68,089 |
| Brooklyn | 5,316 | 24,021 | 29,337 | 14,986 | 41,944 | 56,930 |
| Manhattan | 2,408 | 17,030 | 19,438 | 7,663 | 28,483 | 36,146 |
| Queens | 4,255 | 11,590 | 15,845 | 16,046 | 27,759 | 43,805 |
| Staten Island | 614 | 1,929 | 2,543 | 1,917 | 2,988 | 4,905 |
| New York City | 17,021 | 90,391 | 107,412 | 53,514 | 156,361 | 209,875 |

Source: NYS Office of Court Administration data as analyzed by OCJ.

¹⁰ Eviction petitions are not required to explicitly name all parties; “JOHN DOE” or “JANE DOE” are often used in lieu of individual names. OCJ has counted all named and “Doe” respondents in each eviction petition to estimate the number of “covered individuals” (as defined in the Universal Access law) residing in the related dwelling.

¹¹ OCJ’s reports, including the 2018 Report on Year One of Universal Access Implementation, may be found at www.nyc.gov/civiljustice.

Warrants of Eviction Issued in Housing Court

The table below details the number of warrants of eviction issued in Housing Court during FY2020, broken down by borough and by type of eviction proceeding (nonpayment or holdover). The Housing Court issues warrants of eviction to a City Marshal, authorizing the removal of tenants from the premises. A tenant can respond to the issuance of an eviction warrant by submitting an Order to Show Cause seeking to prevent or delay the eviction and possibly raising defects in procedure. A tenant may also vacate their residence before a formal eviction takes place. Information about actual evictions carried out by City Marshals is in the following section of this report.

Warrants of Eviction Issued in New York City Housing Court

July 1, 2019 – June 30, 2020

| | Warrants of Eviction Issued | | |
|---------------|-----------------------------|---------------|---------------|
| | Holdover | Non-Payment | Total |
| Bronx | 1,863 | 14,130 | 15,993 |
| Brooklyn | 2,713 | 10,216 | 12,929 |
| Manhattan | 903 | 5,424 | 6,327 |
| Queens | 2,001 | 4,006 | 6,007 |
| Staten Island | 349 | 812 | 1,161 |
| New York City | 7,829 | 34,588 | 42,417 |

Source: NYS Office of Court Administration data as analyzed by OCJ.

Residential Evictions Executed by City Marshals

Official reporting on the number of residential evictions conducted by City Marshals becomes available from the New York City Department of Investigation (DOI) after the conclusion of each calendar year. Thus, the table below details the number of such evictions conducted by City Marshals from calendar year 2013 through calendar year 2019.

Citywide, residential evictions in 2019 declined by 15% compared to 2018 and by 41% compared to 2013, with substantial reductions in the number of evictions realized in each of the five boroughs during this five-year period.

Residential Evictions Executed by City Marshals

January 1, 2013 – December 31, 2019

| | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Bronx | 10,194 | 9,580 | 7,401 | 7,667 | 7,438 | 6,856 | 5,855 |
| Brooklyn | 8,313 | 7,908 | 7,033 | 6,476 | 5,984 | 5,710 | 4,902 |
| Manhattan | 4,525 | 3,933 | 2,898 | 2,907 | 2,843 | 2,713 | 2,290 |
| Queens | 4,862 | 4,542 | 3,939 | 4,290 | 4,105 | 4,072 | 3,352 |
| Staten Island | 955 | 894 | 717 | 749 | 704 | 662 | 597 |
| New York City | 28,849 | 26,857 | 21,988 | 22,089 | 21,074 | 20,013 | 16,996 |

Source: NYC Department of Investigation, retrieved from New York City Housing Court at <https://www.nycourts.gov/COURTS/nyc/housing/statistics.shtml>.¹²

¹² In FY2019, the New York City Department of Investigation (DOI) revised their “Summary of Evictions, Possessions & Ejectments Conducted” report for calendar year 2018 to reflect changes in the number of residential evictions and possessions conducted by marshals in 2018, and to correct the previous 2018 report issued by DOI in January of 2019. At the time of publication of this report, the corrected data from DOI is accessible online via the New York City Housing Court website at http://nycourts.gov/COURTS/nyc/SSI/statistics/Stats_2018SEPEC.pdf. OCJ’s report and all references herein to the number of residential evictions are based on DOI’s reports.

Legal Services for New York City Tenants

New York City's sustained commitment to access to justice for tenants in need is reflected in a substantial increase in mayoral funding for these critical services over the last several years. In City Fiscal Year 2013, mayoral funding for tenant legal services programs was approximately \$6 million. In FY2020, HRA's baseline budget included \$117 million in funding for tenant legal services programs. FY2020 marked the third phase of the rollout of Universal Access implementing the City's right-to-counsel law, and this phase included substantial growth in the reach of legal services provided to New York City tenants as well as targeted expansion of programming to provide access to legal assistance to tenants in additional neighborhoods in need. As of FY2021, tenant legal services programs are funded by the Administration at over \$135 million. At full implementation, which is scheduled for FY2022, OCJ's Universal Access initiative will be supported by a projected \$166 million in mayoral funding annually and is expected to provide free legal services in approximately 125,000 cases per year to 400,000 New Yorkers.

OCJ contracts with nonprofit legal services provider organizations across the city to provide access to legal services for thousands of New York City tenants facing eviction and displacement. OCJ's tenant legal services partners are:

- Brooklyn Defender Services
- Brooklyn Legal Services Corporation
- CAMBA Legal Services, Inc.
- Catholic Migration Services
- Communities Resist
- Goddard Riverside Law Project
- Housing Conservation Coordinators
- Jewish Association for Services for the Aged
- Legal Services NYC
- Lenox Hill Neighborhood House
- Make the Road New York
- Mobilization for Justice
- Neighborhood Association for Intercultural Affairs, Inc.
- Neighborhood Defender Service of Harlem
- New York Legal Assistance Group
- Northern Manhattan Improvement Corporation
- RiseBoro Community Partnership
- TakeRoot Justice
- The Bronx Defenders
- The Legal Aid Society
- Urban Justice Center

As detailed in the table below, OCJ's tenant legal services providers assisted 37,919 households, comprising 92,253 individuals, with legal advice and representation in FY2020. Although legal

assistance in court proceedings such as Housing Court eviction cases and other court litigation¹³ saw a decline compared to the year before because of the near-cessation of court activities in the latter part FY2020 due to COVID-19 (down 23% from a total of 35,575 in FY2019 to 27,536 in FY2020), the number of households that received other housing-related legal assistance nearly quadrupled from 2,034 in FY2019 to 7,521 in FY2020. Overall, including the period during the near closure of the Housing Court at the beginning of the pandemic, the number of households receiving legal services through OCJ’s tenant legal services programs declined by 8% in FY2020 compared to FY2019 and was 15% higher than in FY2018.

Legal Services for New York City Tenants Provided by OCJ Programs
July 1, 2019 – June 30, 2020

| Type of Legal Proceeding/ Matter | Households Assisted | Individuals Assisted |
|--|---------------------|----------------------|
| Eviction Proceedings in Housing Court | 24,362 | 62,078 |
| NYCHA Termination of Tenancy Proceedings | 358 | 783 |
| Other Administrative Proceedings | 2,504 | 6,155 |
| Other Court Litigation | 3,174 | 7,546 |
| Other Housing-Related Legal Assistance | 7,521 | 15,691 |
| Total | 37,919 | 92,253 |

Source: OCJ Administrative Data.

¹³ This category includes proceedings such as “HP” actions filed on behalf of tenants to demand court-ordered apartment repairs, 7A proceedings, and other litigation in Housing Court and other courts. In an Article 7A proceeding, a group of tenants sues a landlord who has not provided critical services such as heat, running water, or electricity; has failed to correct unsafe conditions in the building; or has engaged in a pattern of harassment or illegal eviction, and the court has the authority to appoint an outside administrator to run the day-to-day operations of a building in place of its owner.

Legal Services for Tenants Facing Eviction in Housing Court

Focusing on the 24,362 households that received legal services in eviction proceedings in Housing Court, the table below disaggregates these cases by service level: full legal representation and brief legal assistance or advice.

New York City Households Facing Eviction in Housing Court Assisted by OCJ Legal Services July 1, 2019 – June 30, 2020

| Households Assisted | | | Individuals Assisted | | |
|---------------------|---------------------------|---------------|----------------------|---------------------------|---------------|
| Brief/Advice | Full Legal Representation | Total | Brief/Advice | Full Legal Representation | Total |
| 6,984 | 17,378 | 24,362 | 17,395 | 44,683 | 62,078 |

Source: OCJ Administrative Data.

Legal Services for Tenants Facing Eviction in Housing Court: Boroughs and ZIP Codes

In FY2020, OCJ's legal services providers assisted tenants facing eviction in Housing Court in every borough and in 179 NYC postal codes.¹⁴ During FY2020, expansion of the Universal Access program made free legal representation available to all income-eligible tenants facing eviction in Housing Court in twenty-five ZIP codes across the city, up from twenty in FY2019. These ZIP codes were targeted for services in this phase of implementation based on factors including the number of residential marshal evictions carried out in the ZIP code; the prevalence of rent-regulated housing; the volume of eviction proceedings in the ZIP code; whether the area was already being served through other HRA OCJ-funded legal services programs; shelter entries from the ZIP code; and other factors of need.

¹⁴ A table detailing households and individuals assisted disaggregated by ZIP Code is included at the Appendix to this report.

In FY2020, the ZIP Codes targeted for Universal Access legal services (“UA ZIP Codes”) were:

| Borough | UA Zip Codes |
|---------------|--|
| Bronx | 10457, 10467, 10453, 10468, 10462 |
| Brooklyn | 11226, 11207, 11225, 11221, 11216 |
| Manhattan | 10027, 10026, 10031, 10034, 10025, 10029 |
| Queens | 11691, 11434, 11373, 11433, 11385 |
| Staten Island | 10303, 10314, 10310, 10302 |

In addition to legal services provided in the UA ZIP Codes, OCJ’s legal services providers also assisted thousands of New York City tenants in other ZIP Codes across the city (“Non-UA ZIP Codes”). The table below shows the number of households and individuals receiving legal services in FY2020 for eviction proceedings in Housing Court, broken down by borough and level of services provided as well as by UA ZIP Codes and Non-UA ZIP Codes.

Legal Services for Tenants Facing Eviction in Housing Court: Boroughs and ZIP Codes
 July 1, 2019 – June 30, 2020

| | | Households Assisted | | | Individuals Assisted | | |
|------------------|----------------------|---------------------|---------------------------|---------------|----------------------|---------------------------|---------------|
| | | Brief/Advice | Full Legal Representation | Total | Brief/Advice | Full Legal Representation | Total |
| UA ZIP Codes | Bronx | 481 | 4,394 | 4,875 | 1,223 | 11,748 | 12,971 |
| | Brooklyn | 555 | 2,741 | 3,296 | 1,295 | 6,804 | 8,099 |
| | Manhattan | 323 | 2,164 | 2,487 | 707 | 5,121 | 5,828 |
| | Queens | 278 | 1,117 | 1,395 | 758 | 3,117 | 3,875 |
| | Staten Island | 38 | 516 | 554 | 106 | 1,508 | 1,614 |
| | New York City | 1,675 | 10,932 | 12,607 | 4,089 | 28,298 | 32,387 |
| Non-UA ZIP Codes | Bronx | 1,671 | 2,277 | 3,948 | 4,268 | 6,037 | 10,305 |
| | Brooklyn | 1,755 | 2,238 | 3,993 | 4,523 | 5,672 | 10,195 |
| | Manhattan | 766 | 694 | 1,460 | 1,548 | 1,514 | 3,062 |
| | Queens | 1,089 | 760 | 1,849 | 2,904 | 1,923 | 4,827 |
| | Staten Island | 28 | 477 | 505 | 63 | 1,239 | 1,302 |
| | New York City | 5,309 | 6,446 | 11,755 | 13,306 | 16,385 | 29,691 |
| Total | Bronx | 2,152 | 6,671 | 8,823 | 5,491 | 17,785 | 23,276 |
| | Brooklyn | 2,310 | 4,979 | 7,289 | 5,818 | 12,476 | 18,294 |
| | Manhattan | 1,089 | 2,858 | 3,947 | 2,255 | 6,635 | 8,890 |
| | Queens | 1,367 | 1,877 | 3,244 | 3,662 | 5,040 | 8,702 |
| | Staten Island | 66 | 993 | 1,059 | 169 | 2,747 | 2,916 |
| | New York City | 6,984 | 17,378 | 24,362 | 17,395 | 44,683 | 62,078 |

Source: OCJ Administrative Data.

Legal Services for Tenants Facing Eviction in Housing Court: Age of Head of Household

The table below provides a breakdown by the age of the head of household for tenant households facing eviction in Housing Court that received legal services in FY2020, as reported by such tenants to their legal services provider.¹⁵

Legal Services for Tenants Facing Eviction in Housing Court: Age of Head of Household July 1, 2019 – June 30, 2020

| | 18-24 years old | 25-34 years old | 35-44 years old | 45-54 years old | 55-64 years old | 65+ years old |
|----------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Bronx | 148 | 1,791 | 2,328 | 1,893 | 1,634 | 1,000 |
| Brooklyn | 150 | 1,114 | 1,700 | 1,752 | 1,528 | 1,008 |
| Manhattan | 71 | 525 | 713 | 923 | 959 | 743 |
| Queens | 55 | 548 | 787 | 756 | 624 | 459 |
| Staten Island | 31 | 240 | 317 | 223 | 160 | 87 |
| New York City | 455 | 4,218 | 5,845 | 5,547 | 4,905 | 3,297 |

Source: OCJ Administrative Data.

¹⁵ This analysis excludes 95 households served, or 0.4% of all households served, for which information about the age of the head of household was not available.

Legal Services for Tenants Facing Eviction in Housing Court: Household Size

The table below provides a breakdown by household size of tenant households facing eviction in Housing Court that received legal services in FY2020.¹⁶

Legal Services for Tenants Facing Eviction in Housing Court: Household Size July 1, 2019 – June 30, 2020

| | 1 person | 2 people | 3 people | 4 people | 5 or more people |
|---------------|--------------|--------------|--------------|--------------|------------------|
| Bronx | 2,627 | 2,046 | 1,884 | 1,170 | 1,096 |
| Brooklyn | 2,580 | 1,692 | 1,266 | 871 | 880 |
| Manhattan | 1,668 | 930 | 624 | 396 | 327 |
| Queens | 1,031 | 708 | 599 | 451 | 455 |
| Staten Island | 285 | 240 | 253 | 141 | 139 |
| New York City | 8,191 | 5,616 | 4,626 | 3,029 | 2,897 |

Source: OJ Administrative Data.

¹⁶ This analysis excludes 3 households served, or 0.0% of all households served, for which information about household size was not available.

Legal Services for Tenants Facing Eviction in Housing Court: Length of Tenancy

The table below provides a breakdown by estimated length of tenancy of tenant households facing eviction in Housing Court that received legal services in FY2020 as reported by such tenants to their legal services provider.¹⁷

Legal Services for Tenants Facing Eviction in Housing Court: Estimated Length of Tenancy July 1, 2019 – June 30, 2020

| | 1-2 years | 3-5 years | 6-9 years | 10 or more years |
|---------------|-----------|-----------|-----------|------------------|
| Bronx | 1,795 | 2,008 | 1,432 | 3,109 |
| Brooklyn | 1,403 | 1,361 | 1,083 | 3,084 |
| Manhattan | 536 | 458 | 394 | 2,062 |
| Queens | 858 | 599 | 417 | 931 |
| Staten Island | 375 | 254 | 166 | 238 |
| New York City | 4,967 | 4,680 | 3,492 | 9,424 |

Source: OCJ Administrative Data.

¹⁷ This analysis excludes 1,797 households served, or 7.3% of all households served, for which information about the length of tenancy was not available.

Legal Services for Tenants Facing Eviction in Housing Court: Household Income

The table below provides a breakdown by estimated annual household income of tenant households facing eviction in Housing Court that received legal services in FY2020.¹⁸ Ninety-two percent of households served in Housing Court eviction proceedings in FY2020 were “income-eligible” as defined under the Universal Access law – that is, households with an annual gross household income not in excess of 200% of the federal poverty guidelines as updated periodically by the United States Department of Health and Human Services (“the Federal Poverty Guidelines” or “FPL”).

Legal Services for Tenants Facing Eviction in Housing Court: Estimated Annual Household Income as a Percentage of Federal Poverty Guideline (FPL) July 1, 2019 – June 30, 2020

| | Less than 50% of FPL | 51% to 100% of FPL | 101% to 150% of FPL | 151% to 200% of FPL | More than 200% of FPL |
|----------------------|-------------------------|-----------------------|------------------------|------------------------|--------------------------|
| Bronx | 2,353 | 2,596 | 1,596 | 1,057 | 632 |
| Brooklyn | 1,836 | 1,801 | 1,348 | 995 | 733 |
| Manhattan | 866 | 1,063 | 718 | 540 | 358 |
| Queens | 691 | 740 | 537 | 365 | 240 |
| Staten Island | 280 | 287 | 185 | 153 | 103 |
| New York City | 6,026 | 6,487 | 4,384 | 3,110 | 2,066 |

Source: OCJ Administrative Data.

¹⁸ This analysis excludes 215 households served, or 0.9% of all households served, for which household income information and income eligibility were unknown. This analysis also excludes 2,075 households, or 8.5% of households served, for which the reported annual household income information was not sufficiently detailed to determine percentage of FPL category, but for which provider records confirm income eligibility for legal services.

Legal Services for Tenants Facing Eviction in Housing Court: Public Benefits Recipients

The table below provides a breakdown by borough of the number of households that received legal services in eviction proceedings in Housing Court that were receiving ongoing public benefits at the time when legal services were rendered. A household is considered to have been receiving “ongoing public benefits” if one or more members of the household were receiving active Cash Assistance or Supplemental Nutrition Assistance Program (SNAP, also known as “food stamps”) benefits through HRA at the time that OCJ legal services were first provided to the household.

For comparison, the overall number of households served with annual incomes at or below 200% FPL – income eligibility for full legal representation under the Universal Access law – is also presented below. Approximately 44% of households that were at or below 200% FPL were receiving ongoing public assistance when they received legal services.

Legal Services for Tenants Facing Eviction in Housing Court: Public Benefits Recipients July 1, 2019 – June 30, 2020

| | Households Receiving Ongoing Public Benefits | Households Served At or Below 200% FPL |
|----------------------|--|--|
| Bronx | 4,428 | 8,198 |
| Brooklyn | 3,012 | 6,619 |
| Manhattan | 1,595 | 3,618 |
| Queens | 1,186 | 2,998 |
| Staten Island | 496 | 954 |
| New York City | 10,717 | 22,387 |

Sources: OCJ Administrative Data, HRA Enterprise Data Warehouse (EDW). Receipt of “ongoing public benefits” was established by matching OCJ enrollment data against EDW records to verify active Cash Assistance or SNAP benefits case on the date of enrollment for legal services.

**Legal Services for Tenants Facing Eviction in Housing Court:
Rent-Regulated Status of Households Served**

Almost half of the rental apartment units in New York City are subject to some form of rent regulation,¹⁹ which limits how much a landlord may increase the rent and provides other forms of protections for tenants that prevent dramatic rent increases year to year, and otherwise ensure housing stability.

As detailed in the table below,²⁰ according to reports by legal services providers, legal services were provided to tenants in rent-regulated housing in 14,218 Housing Court eviction cases in FY2020. This accounts for 61% of households served citywide, but there was variation across the boroughs; rent-regulated tenants comprised a higher proportion of the caseload handled in the Bronx (73%), Manhattan (61%), and Brooklyn (64%) than in Queens (35%) or Staten Island (21%).

**Legal Services for Tenants Facing Eviction in Housing Court:
Rent-Regulated Status of Households Served
July 1, 2019 – June 30, 2020**

| | Rent-Regulated | Unregulated | Total |
|----------------------|----------------|--------------|---------------|
| Bronx | 6,195 | 2,331 | 8,526 |
| Brooklyn | 4,425 | 2,473 | 6,898 |
| Manhattan | 2,288 | 1,483 | 3,771 |
| Queens | 1,089 | 2,045 | 3,134 |
| Staten Island | 221 | 823 | 1,044 |
| New York City | 14,218 | 9,155 | 23,373 |

Source: OCJ Administrative Data.

¹⁹ Waickman, C. R., Jerome, J. B. R., Place, R. (2018). Sociodemographics of Rent Stabilized Tenants: An Analysis Based on the 2017 New York City Housing and Vacancy Survey (NYCHVS). NYC Department of Housing Preservation and Development. Retrieved from <https://www1.nyc.gov/assets/hpd/downloads/pdf/about/rent-regulation-memo-1.pdf>.

²⁰ This analysis excludes 989 households served, or 4.1% of all households served, for which information about reported rent regulation status of the subject apartment was not available.

Legal Services for Tenants Facing Eviction in Housing Court: Households in NYCHA Public Housing

The table below provides a breakdown of households and individuals in NYCHA public housing that received legal services in eviction proceedings in Housing Court in FY2020.

Legal Services for Tenants Facing Eviction in Housing Court: Households in NYCHA Public Housing July 1, 2019 – June 30, 2020

| | Households Assisted | Individuals Assisted |
|----------------------|---------------------|----------------------|
| Bronx | 168 | 398 |
| Brooklyn | 240 | 624 |
| Manhattan | 354 | 867 |
| Queens | 100 | 242 |
| Staten Island | 76 | 211 |
| New York City | 938 | 2,342 |

Sources: OCJ Administrative Data, NYCHA. Eviction proceedings in NYCHA public housing were identified by matching property addresses listed in OCJ enrollment data to a list of NYCHA residential development addresses, at <https://www1.nyc.gov/assets/nycha/downloads/pdf/Address-Guide-01142019.pdf>

Full Legal Representation for Tenants Facing Eviction in Housing Court: Cases Resolved and Outcomes Achieved

The table below summarizes the reported outcomes of Housing Court eviction proceedings in which tenants facing eviction received full legal representation from OCJ legal services providers in FY2020. It is important to note that these data relate to such cases that were *resolved* during the reporting period of FY2020, and that there were fewer cases resolved during FY2020 than in previous years due to the near-closure of all Housing Court operations during the latter part of the fiscal year due to COVID-19. Many eviction proceedings which legal providers took on legal representation in FY2020 and in previous years are currently ongoing in Housing Court and will be included in future reports when they reach disposition.

In the overwhelming majority of cases resolved in FY2020, OCJ legal services providers obtained outcomes that enabled their clients to remain in their residence. Specifically, tenants were allowed to remain in their homes in 86% of cases citywide and were legally required to leave in 14% of cases. A legal requirement that a tenant leave a residence following an eviction proceeding does not typically require the tenant to vacate the residence immediately; tenants may be permitted to remain for several weeks or months to allow them to obtain new housing.

Full Legal Representation for Tenants Facing Eviction in Housing Court: Outcomes Achieved
 July 1, 2019 – June 30, 2020

| | Tenants Allowed to Remain in Residence | | | | Tenants Required to Leave Residence | | | |
|---------------|--|-----|-------------|-----|-------------------------------------|-----|-------------|-----|
| | Households | | Individuals | | Households | | Individuals | |
| Bronx | 1,777 | 91% | 4,802 | 91% | 179 | 9% | 500 | 9% |
| Brooklyn | 1,202 | 85% | 3,025 | 85% | 217 | 15% | 543 | 15% |
| Manhattan | 642 | 94% | 1,445 | 95% | 38 | 6% | 71 | 5% |
| Queens | 479 | 73% | 1,264 | 71% | 178 | 27% | 521 | 29% |
| Staten Island | 308 | 70% | 860 | 70% | 131 | 30% | 363 | 30% |
| New York City | 4,408 | 86% | 11,396 | 85% | 743 | 14% | 1,998 | 15% |

Source: OCJ Administrative Data.

In a small number of cases, an attorney assigned to represent a tenant facing eviction in Housing Court may withdraw from the case or may be discharged by a client who no longer wishes to be represented by the provider. As shown in the table below, in FY2020 OCJ’s legal services providers withdrew or were discharged in 148 cases.

**Full Legal Representation for Tenants Facing Eviction in Housing Court:
Attorney Discharges and Withdrawals
July 1, 2019 – June 30, 2020**

| | Attorney Discharged by Tenant Before Case Conclusion | Attorney Withdrew Before Case Conclusion |
|----------------------|--|--|
| Bronx | 25 | 27 |
| Brooklyn | 16 | 31 |
| Manhattan | 7 | 14 |
| Queens | 12 | 8 |
| Staten Island | 3 | 5 |
| New York City | 63 | 85 |

Source: OCJ Administrative Data.

Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings

As noted earlier in this report, in FY2020 OCJ established Universal Access legal services for tenants in New York City Housing Authority (NYCHA) public housing facing administrative termination of tenancy proceedings. Working collaboratively with legal provider partners and NYCHA, OCJ launched a pilot program in early FY2020 targeting NYCHA senior (aged 62 and older) heads of household facing administrative termination of tenancy proceedings at the NYCHA hearing facility in Brooklyn. All NYCHA heads of household 62 years and older who are facing a termination of tenancy proceeding have had access to legal services through this phase of program implementation. This initiative launched in July 2019 and was in operation until March 2020, when NYCHA closed its administrative proceedings office and suspended termination of tenancy proceedings due to the COVID-19 pandemic.

As detailed in the table below, in FY2020 OCJ’s eviction defense programs provided legal services to 358 households facing administrative termination proceedings, comprising 783 NYCHA residents. This represents a 35% increase in the number of households assisted compared with FY2019. Citywide, OCJ legal services providers assisted NYCHA households by providing full legal representation in 69% of such proceedings.

Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings July 1, 2019 – June 30, 2020

| | Households Assisted | | | Individuals Assisted | | |
|----------------------|---------------------|------------------------------|------------|----------------------|------------------------------|------------|
| | Brief/ Advice | Full Legal Representation | Total | Brief/ Advice | Full Legal Representation | Total |
| Bronx | 13 | 54 | 67 | 34 | 113 | 147 |
| Brooklyn | 59 | 100 | 159 | 145 | 199 | 344 |
| Manhattan | 26 | 62 | 88 | 60 | 127 | 187 |
| Queens | 11 | 15 | 26 | 26 | 32 | 58 |
| Staten Island | 3 | 15 | 18 | 7 | 40 | 47 |
| New York City | 112 | 246 | 358 | 272 | 511 | 783 |

Source: OCJ Administrative Data.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Age of Head of Household**

Focusing on the households that received legal services in administrative termination of tenancy proceedings at NYCHA, the table below provides a breakdown by the age of the head of household for tenant households facing termination of tenancy in NYCHA administrative proceedings that received legal services in FY2020, as reported by such tenants to their legal services provider.²¹

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Age of Head of Household
July 1, 2019 – June 30, 2020**

| | 18-24 years old | 25-34 years old | 35-44 years old | 45-54 years old | 55-64 years old | 65+ years old |
|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|
| Bronx | 0 | 4 | 6 | 6 | 22 | 29 |
| Brooklyn | 4 | 13 | 13 | 28 | 41 | 60 |
| Manhattan | 0 | 10 | 3 | 12 | 25 | 37 |
| Queens | 1 | 3 | 2 | 8 | 4 | 8 |
| Staten Island | 1 | 4 | 2 | 4 | 3 | 4 |
| New York City | 6 | 34 | 26 | 58 | 95 | 138 |

Source: OCJ Administrative Data.

²¹ This analysis excludes 1 household served, or 0.3% of all households served, for which information about the age of the head of household was not available.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Household Size**

The table below provides a breakdown by household size of households facing NYCHA administrative termination of tenancy proceedings that received legal services in FY2020.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Household Size**

July 1, 2019 – June 30, 2020

| | 1 person | 2 people | 3 people | 4 people | 5 or more people |
|----------------------|------------|------------|-----------|-----------|------------------|
| Bronx | 26 | 21 | 10 | 4 | 6 |
| Brooklyn | 63 | 47 | 25 | 17 | 7 |
| Manhattan | 35 | 28 | 10 | 12 | 3 |
| Queens | 11 | 5 | 4 | 5 | 1 |
| Staten Island | 9 | 1 | 4 | 0 | 4 |
| New York City | 144 | 102 | 53 | 38 | 21 |

Source: OCJ Administrative Data

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Length of Tenancy**

The table below provides a breakdown by estimated length of tenancy of tenant households facing NYCHA administrative termination of tenancy proceedings that received legal services in FY2020 as reported by tenants to their legal services provider.²²

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Length of Tenancy
July 1, 2019 – June 30, 2020**

| | 1-2 years | 3-5 years | 6-9 years | 10 or more years |
|----------------------|-----------|-----------|-----------|------------------|
| Bronx | 5 | 7 | 2 | 41 |
| Brooklyn | 12 | 18 | 13 | 105 |
| Manhattan | 7 | 7 | 4 | 59 |
| Queens | 1 | 3 | 0 | 12 |
| Staten Island | 3 | 3 | 2 | 9 |
| New York City | 28 | 38 | 21 | 226 |

Source: OCJ Administrative Data.

²² This analysis excludes 45 households served, or 12.6% of all households served, for which information about the length of tenancy was not available.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Annual Household Income**

The table below provides a breakdown by estimated annual household income of tenant households facing NYCHA administrative termination of tenancy proceedings that received legal services in FY2020.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Annual Household Income as a Percentage of the Federal Poverty Level (FPL) 23
July 1, 2019 – June 30, 2020**

| | Less than 50% of FPL | 51% to 100% of FPL | 101% to 150% of FPL | 151% to 200% of FPL | More than 200% of FPL |
|----------------------|-------------------------|-----------------------|------------------------|------------------------|--------------------------|
| Bronx | 15 | 26 | 12 | 5 | 6 |
| Brooklyn | 34 | 64 | 31 | 12 | 11 |
| Manhattan | 15 | 30 | 19 | 8 | 4 |
| Queens | 8 | 7 | 5 | 3 | 1 |
| Staten Island | 7 | 6 | 3 | 1 | 1 |
| New York City | 79 | 133 | 70 | 29 | 23 |

Source: OCJ Administrative Data.

²³ This analysis excludes 26 households served, or 7.3% of all households served, for which information about estimated annual household income was not available.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Public Benefits Recipients**

The table below provides a breakdown by borough of the number of households that received legal services in NYCHA administrative termination of tenancy proceedings that were receiving ongoing public benefits at the time when legal services were rendered.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Public Benefits Recipients
July 1, 2019 – June 30, 2020**

| | Households Receiving Ongoing Public Benefits | Households at or Below 200% FPL |
|----------------------|--|---------------------------------|
| Bronx | 27 | 61 |
| Brooklyn | 82 | 150 |
| Manhattan | 27 | 82 |
| Queens | 10 | 25 |
| Staten Island | 9 | 16 |
| New York City | 155 | 334 |

Source: OCJ Administrative Data, HRA Enterprise Data Warehouse (EDW). Receipt of “ongoing public benefits” was established by matching OCJ enrollments against EDW records, based on case number or head of household SSN, to verify active cash assistance or SNAP benefits case on the date of enrollment for legal services.

Full Legal Representation for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings: Cases Resolved and Outcomes Achieved

The table below summarizes the outcomes of NYCHA administrative termination of tenancy proceedings in which tenants received full legal representation from OCJ legal services providers and such cases that were resolved during the reporting period of FY2020.

Full Legal Representation for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings: Outcomes Achieved
 July 1, 2019 – June 30, 2020

| | Allowed to Remain | | | | Required to Leave | | | |
|----------------------|-------------------|------------|-------------|------------|-------------------|-----------|-------------|-----------|
| | Households | | Individuals | | Households | | Individuals | |
| | # | % | # | % | # | % | # | % |
| Bronx | 12 | 100% | 29 | 100% | 0 | 0% | 0 | 0% |
| Brooklyn | 26 | 96% | 46 | 96% | 1 | 4% | 2 | 4% |
| Manhattan | 14 | 100% | 25 | 100% | 0 | 0% | 0 | 0% |
| Queens | 2 | 100% | 3 | 100% | 0 | 0% | 0 | 0% |
| Staten Island | 7 | 100% | 17 | 100% | 0 | 0% | 0 | 0% |
| New York City | 61 | 98% | 120 | 98% | 1 | 2% | 2 | 2% |

Source: OCJ Administrative Data.

Appendix: Legal Services for Tenants Facing Eviction in Housing Court: Boroughs and ZIP Codes

| ZIP Code | Households Served | Individuals Served |
|------------------|-------------------|--------------------|
| THE BRONX | | |
| 10451 | 253 | 604 |
| 10452 | 552 | 1,459 |
| 10453 | 872 | 2,303 |
| 10454 | 153 | 431 |
| 10455 | 193 | 489 |
| 10456 | 494 | 1,410 |
| 10457 | 1,497 | 4,055 |
| 10458 | 435 | 1,207 |
| 10459 | 280 | 726 |
| 10460 | 463 | 1,191 |
| 10461 | 68 | 147 |
| 10462 | 465 | 1,160 |
| 10463 | 155 | 360 |
| 10464 | 5 | 12 |
| 10465 | 21 | 43 |
| 10466 | 223 | 572 |
| 10467 | 1,137 | 2,976 |
| 10468 | 904 | 2,477 |
| 10469 | 122 | 303 |

| ZIP Code | Households Served | Individuals Served |
|----------|-------------------|--------------------|
| 10470 | 45 | 107 |
| 10471 | 16 | 40 |
| 10472 | 208 | 541 |
| 10473 | 151 | 361 |
| 10474 | 64 | 198 |
| 10475 | 46 | 104 |
| 10478 | 1 | 1 |
| BROOKLYN | | |
| 11201 | 46 | 80 |
| 11202 | 1 | 1 |
| 11203 | 211 | 487 |
| 11204 | 58 | 147 |
| 11205 | 55 | 119 |
| 11206 | 183 | 443 |
| 11207 | 764 | 2,091 |
| 11208 | 346 | 940 |
| 11209 | 71 | 178 |
| 11210 | 164 | 417 |
| 11211 | 85 | 196 |
| 11212 | 770 | 2,132 |
| 11213 | 270 | 611 |
| 11214 | 55 | 137 |

| ZIP Code | Households Served | Individuals Served |
|----------|-------------------|--------------------|
| 11215 | 42 | 70 |
| 11216 | 421 | 952 |
| 11217 | 51 | 107 |
| 11218 | 61 | 158 |
| 11219 | 54 | 129 |
| 11220 | 87 | 242 |
| 11221 | 634 | 1,543 |
| 11222 | 34 | 63 |
| 11223 | 44 | 128 |
| 11224 | 140 | 457 |
| 11225 | 559 | 1,227 |
| 11226 | 918 | 2,286 |
| 11228 | 14 | 43 |
| 11229 | 44 | 115 |
| 11230 | 73 | 177 |
| 11231 | 45 | 107 |
| 11232 | 38 | 136 |
| 11233 | 379 | 952 |
| 11234 | 66 | 175 |
| 11235 | 52 | 111 |
| 11236 | 149 | 423 |
| 11237 | 79 | 224 |

| ZIP Code | Households Served | Individuals Served |
|-----------|-------------------|--------------------|
| 11238 | 125 | 265 |
| 11239 | 67 | 139 |
| 11249 | 34 | 86 |
| MANHATTAN | | |
| 10001 | 25 | 50 |
| 10002 | 112 | 240 |
| 10003 | 27 | 32 |
| 10005 | 1 | 1 |
| 10007 | 3 | 3 |
| 10009 | 73 | 150 |
| 10010 | 15 | 25 |
| 10011 | 30 | 49 |
| 10012 | 7 | 11 |
| 10013 | 12 | 18 |
| 10014 | 13 | 16 |
| 10016 | 19 | 36 |
| 10017 | 10 | 12 |
| 10018 | 3 | 3 |
| 10019 | 37 | 44 |
| 10021 | 19 | 26 |
| 10022 | 17 | 29 |
| 10023 | 28 | 48 |

| ZIP Code | Households Served | Individuals Served |
|----------|-------------------|--------------------|
| 10024 | 23 | 40 |
| 10025 | 345 | 734 |
| 10026 | 408 | 981 |
| 10027 | 573 | 1,255 |
| 10028 | 19 | 28 |
| 10029 | 468 | 1,217 |
| 10030 | 124 | 285 |
| 10031 | 503 | 1,207 |
| 10032 | 172 | 398 |
| 10033 | 181 | 417 |
| 10034 | 190 | 437 |
| 10035 | 120 | 313 |
| 10036 | 36 | 49 |
| 10037 | 51 | 83 |
| 10038 | 22 | 52 |
| 10039 | 95 | 239 |
| 10040 | 96 | 250 |
| 10044 | 7 | 8 |
| 10065 | 8 | 15 |
| 10069 | 3 | 10 |
| 10075 | 3 | 5 |
| 10128 | 44 | 71 |

| ZIP Code | Households Served | Individuals Served |
|---------------|-------------------|--------------------|
| 10162 | 1 | 1 |
| 10280 | 2 | 2 |
| 10282 | 1 | 2 |
| QUEENS | | |
| 11004 | 4 | 11 |
| 11040 | 1 | 1 |
| 11101 | 40 | 86 |
| 11102 | 38 | 90 |
| 11103 | 29 | 68 |
| 11104 | 31 | 54 |
| 11105 | 26 | 50 |
| 11106 | 31 | 81 |
| 11354 | 52 | 116 |
| 11355 | 50 | 102 |
| 11356 | 24 | 79 |
| 11357 | 4 | 10 |
| 11358 | 17 | 40 |
| 11360 | 5 | 12 |
| 11361 | 11 | 21 |
| 11362 | 2 | 5 |
| 11364 | 10 | 29 |

| ZIP Code | Households Served | Individuals Served |
|----------|-------------------|--------------------|
| 11365 | 42 | 110 |
| 11366 | 1 | 5 |
| 11367 | 53 | 102 |
| 11368 | 162 | 501 |
| 11369 | 24 | 72 |
| 11370 | 15 | 47 |
| 11372 | 77 | 170 |
| 11373 | 200 | 575 |
| 11374 | 32 | 65 |
| 11375 | 25 | 52 |
| 11377 | 60 | 162 |
| 11378 | 22 | 60 |
| 11379 | 17 | 29 |
| 11383 | 1 | 1 |
| 11385 | 195 | 531 |
| 11398 | 1 | 5 |
| 11411 | 25 | 68 |
| 11412 | 56 | 150 |
| 11413 | 56 | 145 |
| 11414 | 10 | 20 |
| 11415 | 32 | 71 |
| 11416 | 45 | 148 |

| ZIP Code | Households Served | Individuals Served |
|----------------------|-------------------|--------------------|
| 11417 | 32 | 87 |
| 11418 | 39 | 96 |
| 11419 | 34 | 73 |
| 11420 | 43 | 100 |
| 11421 | 42 | 134 |
| 11422 | 43 | 101 |
| 11423 | 35 | 74 |
| 11426 | 7 | 20 |
| 11427 | 22 | 81 |
| 11428 | 17 | 43 |
| 11429 | 20 | 53 |
| 11432 | 118 | 347 |
| 11433 | 254 | 688 |
| 11434 | 300 | 836 |
| 11435 | 95 | 261 |
| 11436 | 40 | 106 |
| 11691 | 446 | 1,245 |
| 11692 | 99 | 320 |
| 11693 | 18 | 57 |
| 11694 | 14 | 36 |
| STATEN ISLAND | | |
| 10301 | 168 | 476 |

| ZIP Code | Households Served | Individuals Served |
|--------------|-------------------|--------------------|
| 10302 | 67 | 182 |
| 10303 | 248 | 721 |
| 10304 | 185 | 459 |
| 10305 | 57 | 139 |
| 10306 | 41 | 100 |
| 10307 | 10 | 21 |
| 10308 | 11 | 23 |
| 10309 | 8 | 24 |
| 10310 | 132 | 431 |
| 10312 | 25 | 62 |
| 10314 | 107 | 280 |
| Total | 24,361 | 62,083 |

Appendix: Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings: Boroughs and ZIP Codes

| ZIP Code | Households Served | Individuals Served |
|------------------|-------------------|--------------------|
| THE BRONX | | |
| 10451 | 6 | 16 |
| 10452 | 2 | 2 |
| 10453 | 4 | 8 |
| 10454 | 5 | 13 |
| 10455 | 2 | 3 |
| 10456 | 15 | 28 |
| 10457 | 1 | 2 |
| 10459 | 2 | 3 |
| 10460 | 1 | 3 |
| 10463 | 3 | 5 |
| 10465 | 4 | 8 |
| 10466 | 3 | 7 |
| 10467 | 4 | 12 |
| 10472 | 6 | 15 |
| 10473 | 9 | 22 |
| BROOKLYN | | |
| 11201 | 9 | 17 |
| 11203 | 1 | 3 |
| 11205 | 7 | 15 |
| 11206 | 22 | 56 |

| ZIP Code | Households Served | Individuals Served |
|------------------|-------------------|--------------------|
| 11207 | 5 | 11 |
| 11208 | 11 | 24 |
| 11211 | 6 | 11 |
| 11212 | 17 | 39 |
| 11213 | 9 | 15 |
| 11216 | 2 | 5 |
| 11217 | 7 | 13 |
| 11219 | 1 | 3 |
| 11221 | 7 | 15 |
| 11223 | 4 | 11 |
| 11224 | 16 | 38 |
| 11226 | 1 | 1 |
| 11229 | 2 | 2 |
| 11230 | 1 | 1 |
| 11231 | 4 | 5 |
| 11233 | 9 | 19 |
| 11234 | 3 | 6 |
| 11235 | 2 | 4 |
| 11236 | 7 | 17 |
| 11238 | 2 | 6 |
| 11239 | 1 | 1 |
| 11249 | 3 | 6 |
| MANHATTAN | | |
| 10001 | 3 | 11 |

| ZIP Code | Households Served | Individuals Served |
|---------------|-------------------|--------------------|
| 10002 | 11 | 19 |
| 10009 | 12 | 20 |
| 10011 | 3 | 8 |
| 10016 | 1 | 2 |
| 10021 | 1 | 4 |
| 10025 | 5 | 12 |
| 10026 | 3 | 4 |
| 10027 | 2 | 3 |
| 10029 | 20 | 57 |
| 10030 | 3 | 5 |
| 10032 | 1 | 3 |
| 10034 | 2 | 3 |
| 10035 | 5 | 12 |
| 10037 | 1 | 2 |
| 10038 | 9 | 14 |
| 10039 | 2 | 2 |
| 10128 | 3 | 5 |
| QUEENS | | |
| 11101 | 7 | 14 |
| 11102 | 4 | 8 |
| 11106 | 3 | 3 |
| 11354 | 1 | 3 |
| 11365 | 2 | 8 |
| 11367 | 2 | 3 |

| ZIP Code | Households Served | Individuals Served |
|----------------------|-------------------|--------------------|
| 11433 | 3 | 11 |
| 11434 | 3 | 7 |
| 11693 | 1 | 1 |
| STATEN ISLAND | | |
| 10301 | 2 | 8 |
| 10303 | 2 | 3 |
| 10304 | 3 | 11 |
| 10306 | 1 | 1 |
| 10310 | 6 | 20 |
| 10314 | 4 | 4 |
| TOTAL | 357 | 782 |