

Universal Access to Legal Services

A Report on Year Five of Implementation
in New York City

Prepared by the
Office of Civil Justice
New York City Department of Social Services
Winter 2022

Introduction

On August 11, 2017, New York City enacted Local Law 136 of 2017,¹ groundbreaking legislation which made the City of New York the first city in the United States to commit to provide access to free legal services to all tenants facing eviction proceedings in housing court and public housing authority termination of tenancy proceedings. This historic law, also known as the Universal Access (UA) or the Right-to-Counsel (RTC) law, tasks the Office of Civil Justice (OCJ) of the New York City Human Resources Administration (HRA) with planning and implementing programs that would provide all tenants facing eviction in New York City Housing Court whose household income is at or below 200% of the Federal Poverty Guidelines² with access to full legal representation in their eviction proceedings, and brief legal assistance for those making more, as well as legal services for tenants of the New York City Housing Authority (NYCHA) facing administrative termination of tenancy proceedings.

Confronted with challenges resulting from the COVID-19 pandemic in 2020, OCJ shifted from a phased-in expansion to providing access to legal services to all eligible tenants citywide, regardless of geography/ZIP code. OCJ's approach was later codified by the City Council and signed into law by the Mayor in May of 2021. Local Law 54 of 2021,³ which officially accelerated the mandate for RTC implementation by more than one year, served as validation of OCJ's swift response to tenants' needs during the pandemic.

By the end of FY2022, OCJ and its contracted nonprofit legal services provider partners completed their first year of citywide implementation of the program, albeit facing formidable challenges. The first half of the fiscal year was marked by the impact of the eviction moratorium on Housing Court operations while the second half of the year was shaped by the moratorium's end. After the moratorium was lifted on January 15, 2022, all stakeholders were faced with a changed Housing Court system.

Pursuant to the RTC law, OCJ issues annual progress reports⁴ on the development, deployment and impact of our legal services for tenants facing eviction. This progress report, our fifth, covers

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

² U.S. Federal Poverty Guidelines Used to Determine Financial Eligibility for Certain Programs, U.S. Department of Health and Human Services, available at <https://aspe.hhs.gov/topics/poverty-economic-mobility/poverty-guidelines>.

³ Council Intro 2050A-2020, enacted on May 11, 2021, available at <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=4624861&GUID=FEF6E3D8-8BFA-4281-AABF-F36EF7A2BC40&Options=ID%7CText%7C&Search=2050>.

⁴ 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.

City Fiscal Year 2022⁵ – a period during which New York City and the world continued to address the challenges caused by the COVID-19/coronavirus pandemic, and a time of transformation in the City’s Housing Courts.

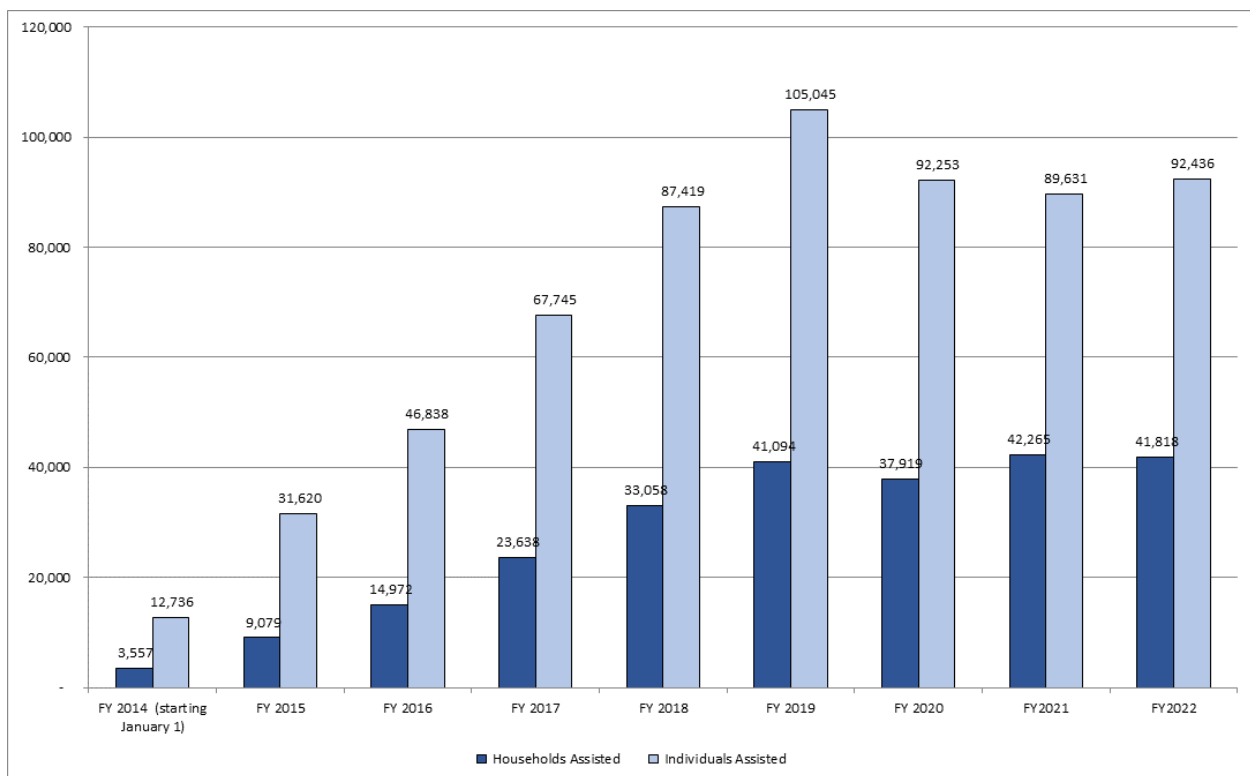
⁵ July 1, 2021 through June 30, 2022.

OCJ’s Legal Services for Tenants in FY2022

In City Fiscal Year 2022, OCJ-funded legal organizations provided legal assistance to approximately 92,400 New Yorkers in approximately 41,800 households across New York City facing housing challenges including eviction, disrepair, landlord harassment and other threats to their tenancies. While the number of eviction filings increased by approximately 11,000, or 20% higher than the same period last year, they remained far below pre-pandemic levels; evictions filings in FY22 were 67% lower compared to FY19.

As of June 30, 2022, over 625,000 New Yorkers had received free legal representation, advice, or assistance in eviction and other housing-related matters since 2014 through tenant legal services programs administered by the Department of Social Services.

New York City Households and Individuals Receiving Administration-Funded Housing Legal Assistance, January 1, 2014 – June 30, 2022



Source: OCJ Administrative Data.

Methodology: During FY2021, OCJ used revised data reporting requirements to simplify data collection by contracted legal services providers in brief legal assistance and legal advice matters, in response to the remote/phone-based nature of the delivery of such legal services during the COVID-19 pandemic. As a result, reports on 7,246 households receiving brief legal assistance did not include information about household size (17.1% of all enrollments in FY21). OCJ calculated an average number of individuals per household of 2.4 using actual household size data reported by legal services providers to OCJ in 35,019 enrollments (82.8% of all enrollments in FY2021). This average was then used to generate an estimated number of individuals assisted in such cases where data on household size was unavailable. This methodology was used throughout the Report where “Estimated Individuals” were reported.

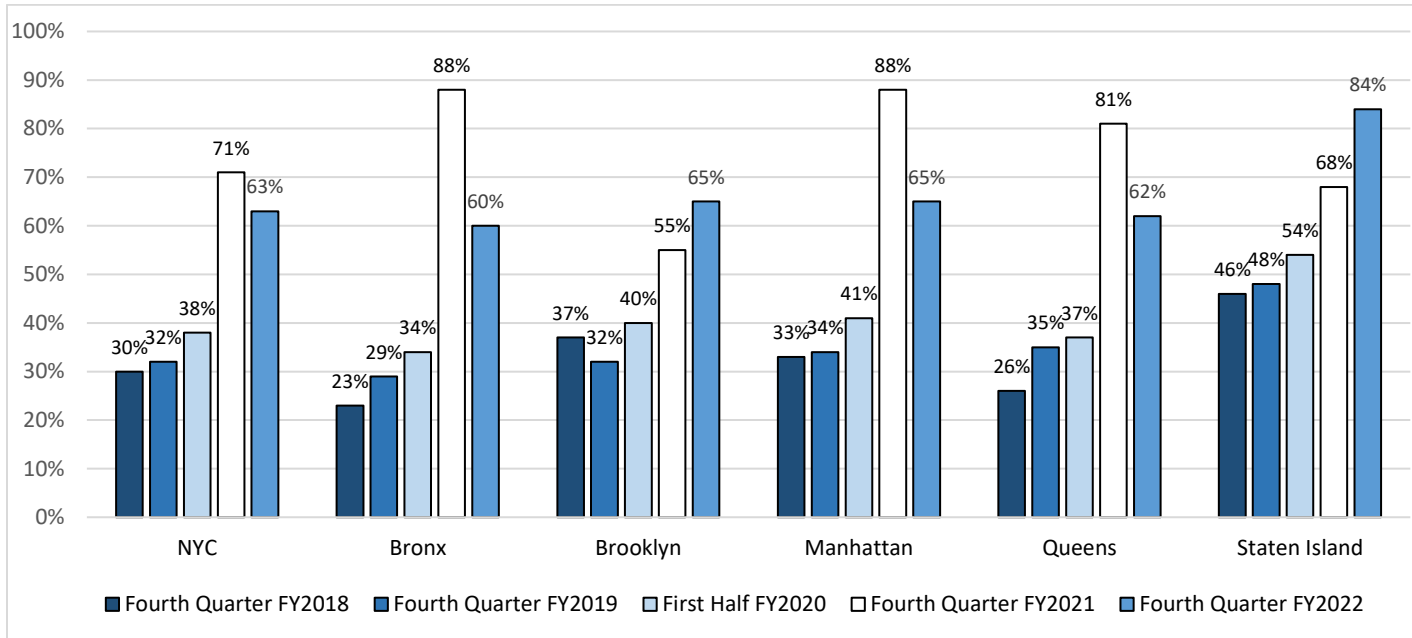
Update: This report reflects the total number of individuals and households served based on actual household size data reported by legal service providers.

In collaboration with OCJ's legal services partners, Housing Court Answers and the Mayor's Office, OCJ continues to maintain a housing legal hotline to provide access to live phone-based legal advice and assistance provided by tenant legal services partners. Through the 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. These services are currently available via 311 and the Mayor's Public Engagement Unit through the City's Tenant Helpline, and through Housing Court Answers' hotline. 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.

OCJ continued implementing protocols with the Housing Court to connect unrepresented tenants facing eviction in court with assigned legal providers to provide free legal services in their eviction proceedings. Working with OCJ, the Court requires landlords' petitions and motion papers to include information about how to access free RTC legal assistance, including contact information for providers.

By the end of FY2022, the accelerated implementation of RTC and the introduction of new access and intake processes led to a call on providers to increase their presence in additional courtrooms as never before to meet with more tenants. Although filings and calendars were not at pre-pandemic levels, UA citywide expansion, vestiges of COVID-19, and the "Great Resignation", meant that, for the first time in the program's history, providers did not always appear at housing court. Despite these challenges, more than 63% of tenants who appeared in Housing Court for eviction cases in the fourth quarter of FY2022 were represented by attorneys in court. As a result of the increased coverage required of providers post-pandemic, the FY2022 methodology includes court appearances in certain legal provider assignment parts/calendars (HMP, HMP2, Z, Z2, CAP, CAP2).

Legal Representation⁶ Rates for Tenants Appearing in Housing Court in Eviction Proceedings, FY2018-FY2022

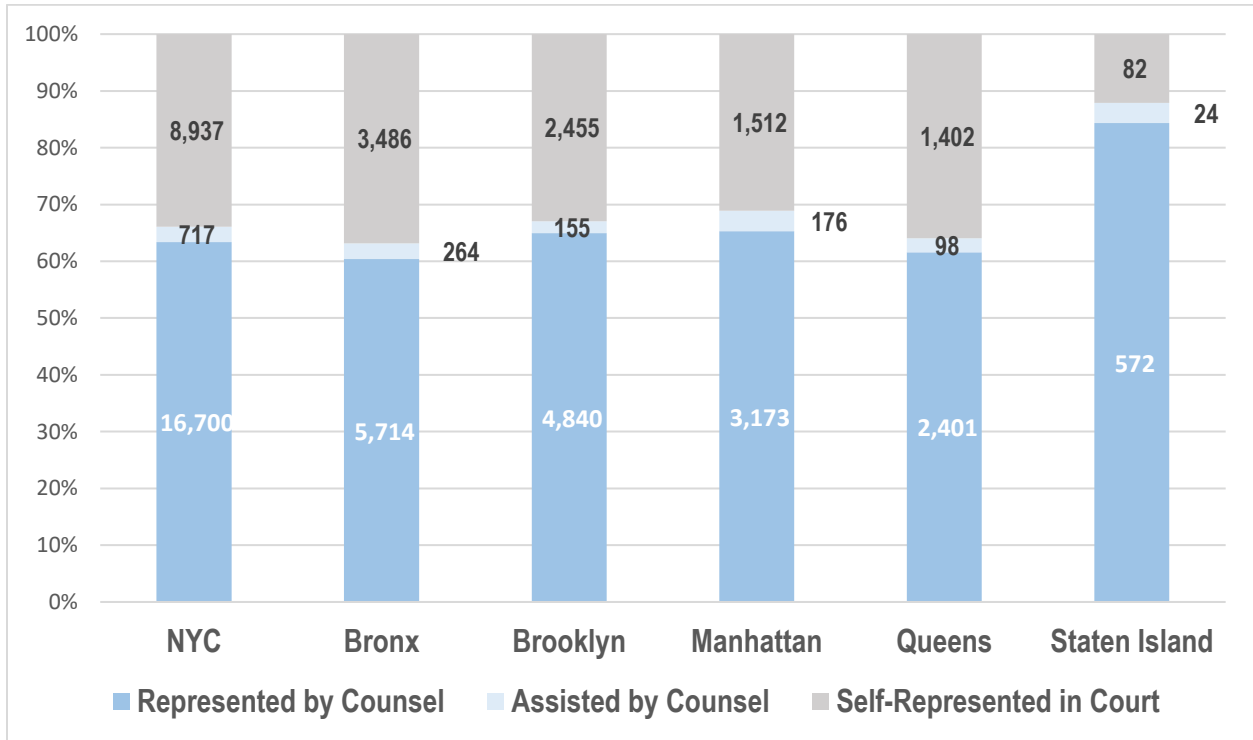


Source: OCJ Administrative Data. Some legal provider assignment parts/calendars (HMP, HMP2, Z, Z2, CAP, CAP2) were not in effect in every borough nor through the entire FY2022.

OCJ analysis of cases where brief legal assistance and advice provided to tenants appearing in Housing Court eviction cases by RTC legal providers, the percentage of tenants receiving RTC legal services in their cases is roughly 66% in New York City, ranging across the five boroughs from 63% in the Bronx, 69% in Manhattan, 64% in Queens, 88% in Staten Island and 67% in Brooklyn.

⁶ 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.

Legal Representation⁷ and Assistance for Tenants Appearing in Housing Court Resolution Parts in Eviction Proceedings, April 1, 2022 – June 30, 2022

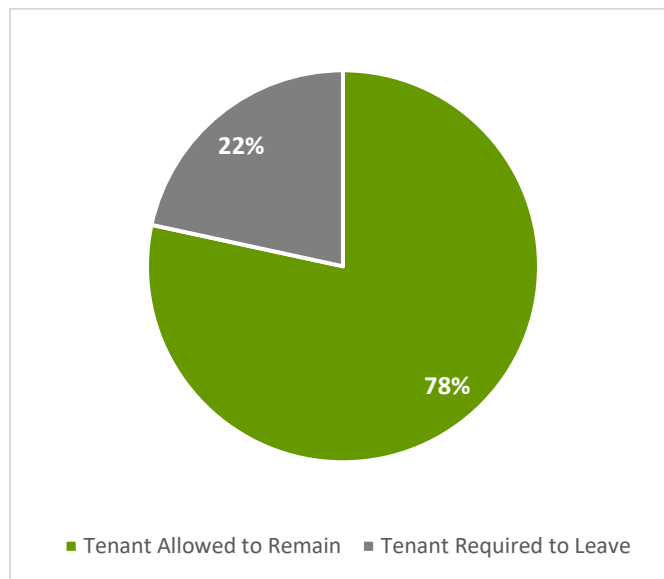


Sources: NYS Office of Court Administration data as analyzed by OCJ; OCJ Administrative Data.

⁷ 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.

As in previous years, when RTC lawyers have represented tenants in court, they have been overwhelmingly successful in preserving the homes of their clients; in Housing Court eviction and NYCHA termination cases resolved by OCJ’s legal services providers in FY2022, 78% of households represented in court by lawyers were able to remain in their homes, preserving these tenancies and 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, 2021 – June 30, 2022



Source: OCJ Administrative Data.

In addition to implementing RTC legal services citywide for tenants in eviction proceedings in Housing Court, OCJ continued to work closely with the New York City Housing Court and the nonprofit legal providers who comprise OCJ’s Anti-Harassment and Tenant Protection (AHTP) program to ensure that tenants in emergency cases—illegal lockouts and HP actions for critical repairs—are afforded access to free legal services. Since the start of the pandemic in March of 2020, OCJ has worked with the Court and legal services providers to establish a case referral protocol that connects unrepresented tenants who file or appear in such emergency cases in court with free legal services.

OCJ is now working with stakeholders on outreach initiatives to increase awareness of RTC as well as tenants’ legal rights in New York City. In January of 2022, OCJ and the Mayor’s Office launched a multimedia citywide public awareness campaign about UA that was featured on digital platforms as well as local news media that serve diverse cultures and neighborhoods.

As we move forward and face unprecedented and likely unexpected challenges as the COVID-19 pandemic recovery continues, 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.

Eviction Proceedings in Housing Court and “Covered Individuals”

In FY2022, there were an estimated 69,440 residential eviction petitions filed citywide in New York City Housing Court, in which an estimated 146,304 individuals were named⁸ as respondents. This reflects an increase of 11,476 eviction case filings compared to the same period last year, or a 20% rise,⁹ likely driven by the ending of the eviction moratorium.

The table below details estimated residential eviction petitions and “covered individuals” during FY2022, 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, 2021 – June 30, 2022

	Residential Eviction Petitions Filed			Covered Individuals		
	Holdover	Non-Payment	Total	Holdover	Non-Payment	Total
Bronx	3,225	20,845	24,070	9,319	34,637	43,956
Brooklyn	4,336	14,271	18,607	13,028	25,685	38,713
Manhattan	2,499	9,797	12,296	7,379	17,269	24,648
Queens	4,003	8,958	12,961	13,606	22,039	35,645
Staten Island	571	935	1,506	1,590	1,752	3,342
New York City	14,634	54,806	69,440	44,922	101,382	146,304

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

Warrants of Eviction Issued in Housing Court

⁸ 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.

⁹ OCJ’s reports may be found at www.nyc.gov/civiljustice.

The table below details the number of warrants of eviction issued in Housing Court during FY2022, 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, 2021– June 30, 2022**

Warrants of Eviction Issued			
	Holdover	Non-Payment	Total
Bronx	8	11	19
Brooklyn	78	68	146
Manhattan	10	2	12
Queens	14	19	33
Staten Island	13	22	35
New York City	123	122	245

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 2021. Since 2013, New York City has seen a substantial reduction in residential evictions by city marshals. There were 16,996 residential evictions by marshals in calendar year 2019, a 41% decrease compared to 2013, when there were 28,849 such evictions. These downward trends, coinciding with OCJ’s continued implementation of RTC legal services and enactment of the Housing Stability and Tenant Protection Act of 2019, continued through early 2020, until residential evictions by city marshals were halted in March of 2020 because of the COVID-19 emergency. According to data from the DOI, no evictions were executed in FY2021.

Residential Evictions Executed by City Marshals January 1, 2013 – December 31, 2021

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Bronx	10,194	9,580	7,401	7,667	7,438	6,856	5,855	1,007	0
Brooklyn	8,313	7,908	7,033	6,476	5,984	5,710	4,902	899	0
Manhattan	4,525	3,933	2,898	2,907	2,843	2,713	2,290	408	0
Queens	4,862	4,542	3,939	4,290	4,105	4,072	3,352	618	0
Staten Island	955	894	717	749	704	662	597	103	0
NYC	28,849	26,857	21,988	22,089	21,074	20,013	16,996	3,035	0

Source: NYC Department of Investigation, *Summary of Evictions, Possessions & Ejectments Conducted*¹⁰

¹⁰ 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. As of FY2022, the Administration's funding for tenant legal services programs at OCJ stands at approximately \$166 million. 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 Legal Services Corporation
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- 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
- 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 41,818 households, comprising 92,436 individuals, with legal advice and representation in FY2022.

**Legal Services for New York City Tenants Provided by OCJ Programs
July 1, 2021 – June 30, 2022**

Type of Legal Proceeding/ Matter	Households Assisted	Individuals Assisted
Eviction Proceedings in Housing Court	27,879	64,121
NYCHA Termination of Tenancy Proceedings	265	596
Other Administrative Proceedings	1,710	4,009
Other Court Litigation	4,814	10,342
Other Housing-Related Legal Assistance	7,150	13,368
Total	41,818	92,436

Source: OCJ Administrative Data.

Legal Services for Tenants Facing Eviction in Housing Court: By Borough and Legal Services Provided

Focusing on the 27,879 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.

In FY2022, OCJ’s legal services providers assisted tenants facing eviction in Housing Court in every borough and in 178 NYC postal codes.¹¹ The table below shows the number of households and individuals receiving legal services in FY2022 for eviction proceedings in Housing Court, broken down by borough and level of legal services provided. OCJ’s RTC legal provider partners provided full legal representation in 84% of the Housing Court eviction proceedings they handled in FY2022.

Legal Services for Tenants Facing Eviction in Housing Court: Boroughs and Legal Services Provided July 1, 2021 – June 30, 2022

	Households Assisted			Individuals Assisted		
	Brief/ Advice	Full Legal Representation	Total	Brief/ Advice	Full Legal Representation	Total
Bronx	1,199	9,122	10,321	2,684	22,908	25,592
Brooklyn	1,188	6,234	7,422	2,349	14,302	16,651
Manhattan	1,299	3,616	4,915	2,227	6,995	9,222
Queens	587	3,527	4,114	1,234	8,577	9,811
Staten Island	100	984	1,084	222	2,591	2,813
NYC	4,373	23,483	27,856	8,716	55,373	64,089

Source: OCJ Administrative Data.

¹¹ The Appendix to this Report details the number of households and number of individuals receiving legal services in FY2022 for eviction proceedings in Housing Court and NYCHA administrative termination of tenancy proceedings, broken down by borough and ZIP code.

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 FY2022, as reported by such tenants to their legal services provider.¹²

Legal Services for Tenants Facing Eviction in Housing Court: Age of Head of Household July 1, 2021 – June 30, 2022

	18-24 years old	25-34 years old	35-44 years old	45-54 years old	55-64 years old	65+ years old
Bronx	122	1,753	2,880	2,381	1,998	1,128
Brooklyn	106	1,215	1,884	1,654	1,443	1,013
Manhattan	62	630	1,004	1,088	1,127	923
Queens	60	645	953	943	803	562
Staten Island	30	216	290	248	199	101
New York City	380	4,461	7,013	6,319	5,572	3,728

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available.

¹² This analysis excludes 406 households served, or 1.5% 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 FY2022.¹³

Legal Services for Tenants Facing Eviction in Housing Court: Household Size July 1, 2021 – June 30, 2022

	1 person	2 people	3 people	4 people	5 or more people
Bronx	3,554	2,476	1,968	1,200	1,123
Brooklyn	3,242	1,717	1,112	681	668
Manhattan	2,767	1,013	548	332	255
Queens	1,639	922	637	461	452
Staten Island	363	243	198	144	136
New York City	11,581	6,376	4,465	2,818	2,634

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available.

¹³ This analysis excludes 5 households served, or 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 FY2022 as reported by such tenants to their legal services provider.¹⁴

Legal Services for Tenants Facing Eviction in Housing Court: Estimated Length of Tenancy July 1, 2021 – June 30, 2022

	1-2 years	3-5 years	6-9 years	10 or more years
Bronx	1,782	2,365	1,866	3,976
Brooklyn	1,359	1,511	1,059	2,855
Manhattan	748	644	538	2,356
Queens	842	899	579	1,192
Staten Island	324	321	178	250
New York City	5,065	5,742	4,222	10,632

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available.

¹⁴ This analysis excludes 2,218 households served, or 8.0% 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 FY2022.¹⁵

Legal Services for Tenants Facing Eviction in Housing Court: Estimated Annual Household Income as a Percentage of Federal Poverty Guideline (FPL) July 1, 2021 – June 30, 2022

	Less than 50% of FPL	51% to 100% of FPL	101% to 150% of FPL	151% to 199% of FPL	More than 200% of FPL
Bronx	3,527	2,344	1,522	1,040	1,451
Brooklyn	2,065	1,548	1,079	872	1,208
Manhattan	1,234	997	719	504	1,056
Queens	955	895	638	488	596
Staten Island	323	258	163	119	162
New York City	8,113	6,044	4,122	3,024	4,477

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available.

¹⁵ This analysis excludes 2,099 households served, or 7.3% of all households served, for which household income information is unknown.

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.

Legal Services for Tenants Facing Eviction in Housing Court: Public Benefits Recipients July 1, 2021 – June 30, 2022

	Households Receiving Ongoing Public Benefits
Bronx	1,525
Brooklyn	684
Manhattan	453
Queens	273
Sta ten Island	147
New York City	3,082

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,¹⁶ 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, according to reports by legal services providers, legal services were provided to tenants in rent-regulated housing in 15,596 Housing Court eviction cases in FY2022¹⁷. This accounts for 55.9% 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 (69%), Manhattan and Brooklyn (70%) than in Queens (31%) or Staten Island (19%).

**Legal Services for Tenants Facing Eviction in Housing Court:
Rent-Regulated Status of Households Served
July 1, 2021 – June 30, 2022**

	Rent-Regulated	Unregulated	Total
Bronx	7,075	2,823	10,321
Brooklyn	4,215	2,419	7,422
Manhattan	2,803	1,836	4,915
Queens	1,294	2,441	4,114
Staten Island	204	847	1,084
New York City	15,596	10,371	27,879

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available.

¹⁶ 2021 New York City Housing and Vacancy Survey Selected Initial Findings, NYC Department of Housing Preservation & Development. Retrieved from <https://www1.nyc.gov/assets/hpd/downloads/pdfs/services/2021-nychvs-selected-initial-findings.pdf>.

¹⁷ This analysis excludes 1,912 households served, or 6.9% of all households served, for which information about rent regulation status 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 FY2022. Notably, most eviction proceedings against tenants in public housing were stayed or prohibited by federal and state eviction restrictions throughout FY2022.

Legal Services for Tenants Facing Eviction in Housing Court: Households in NYCHA Public Housing July 1, 2021 – June 30, 2022

	Households Assisted	Individuals Assisted
Bronx	79	177
Brooklyn	77	191
Manhattan	76	157
Queens	24	47
Staten Island	9	24
New York City	265	596

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 FY2022. It is important to note that these data relate to such cases that were *resolved* during the reporting period of FY2022. Many eviction proceedings which legal providers took on legal representation in FY2022 and in previous years are currently ongoing in Housing Court and will be included in future reports when they reach disposition.

In the majority of cases resolved in FY2022, 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 78% of cases citywide and were legally required to leave in 22% 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, 2021 – June 30, 2022

	Tenants Allowed to Remain in Residence				Tenants Required to Leave Residence			
	Households		Individuals		Households		Individuals	
Bronx	1,740	87%	4,511	88%	250	13%	628	12%
Brooklyn	857	76%	1,981	76%	268	24%	625	24%
Manhattan	503	83%	942	83%	106	17%	195	17%
Queens	459	63%	1,177	66%	269	37%	617	34%
Staten Island	163	52%	416	51%	148	48%	403	49%
New York City	3,722	78%	9,027	79%	1,041	22%	2,468	21%

Source: OCJ Administrative Data.

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 FY2022 OCJ’s legal services providers withdrew or were discharged in 230 cases.

**Full Legal Representation for Tenants Facing Eviction in Housing Court:
Attorney Discharges and Withdrawals
July 1, 2021 – June 30, 2022**

	Attorney Discharged by Tenant Before Case Conclusion	Attorney Withdrew Before Case Conclusion
Bronx	46	51
Brooklyn	21	33
Manhattan	22	16
Queens	18	14
Staten Island	2	7
New York City	109	121

Source: OCJ Administrative Data.

Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings

As detailed in the table below, in FY2022 OCJ’s eviction defense programs provided legal services to 265 households facing administrative termination proceedings, comprising 596 NYCHA residents. Citywide, OCJ legal services providers assisted NYCHA households by providing full legal representation in 74% of such proceedings.

Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings July 1, 2021– June 30, 2022

	Households Assisted			Individuals Assisted		
	Brief/ Advice	Full Legal Representation	Total	Brief/ Advice	Full Legal Representation	Total
Bronx	16	63	79	33	144	177
Brooklyn	21	56	77	66	125	191
Manhattan	25	51	76	51	106	157
Queens	5	19	24	10	37	47
Staten Island	0	9	9	0	24	24
New York City	67	198	265	160	436	596

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 FY2022, as reported by such tenants to their legal services provider.¹⁸

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Age of Head of Household
July 1, 2021 – June 30, 2022**

	18-24 years old	25-34 years old	35-44 years old	45-54 years old	55-64 years old	65+ years old
Bronx	3	12	25	7	18	14
Brooklyn	0	11	15	19	19	10
Manhattan	2	13	6	17	17	21
Queens	0	2	3	7	5	7
Staten Island	0	1	2	2	3	1
New York City	5	39	51	52	62	53

Source: OCJ Administrative Data.

¹⁸ This analysis excludes 3 households served, or 1.1% 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 FY2022.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Household Size
July 1, 2021 – June 30, 2022**

	1 person	2 people	3 people	4 people	5 or more people
Bronx	28	28	8	11	4
Brooklyn	25	21	13	11	7
Manhattan	37	18	9	6	6
Queens	12	5	4	2	1
Staten Island	2	4	1	0	2
New York City	104	76	35	30	20

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 FY2022 as reported by tenants to their legal services provider.¹⁹

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Length of Tenancy
July 1, 2021 – June 30, 2022**

	1-2 years	3-5 years	6-9 years	10 or more years
Bronx	10	7	9	38
Brooklyn	8	5	8	44
Manhattan	7	10	6	43
Queens	2	2	1	16
Staten Island	0	2	1	6
New York City	27	26	25	147

Source: OCJ Administrative Data.

¹⁹ This analysis excludes 40 households served, or 15.1% 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 FY2022.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Annual Household Income as a Percentage of the Federal Poverty Level (FPL)²⁰
July 1, 2021 – June 30, 2022**

	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	24	31	10	4	8
Brooklyn	24	24	10	4	10
Manhattan	23	28	7	5	11
Queens	6	6	2	3	5
Staten Island	6	2	1	0	0
New York City	83	91	30	16	34

Source: OCJ Administrative Data.

²⁰ This analysis excludes 11 households served, or 4.2% 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 in FY2022 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, 2021 – June 30, 2022**

	Households Receiving Ongoing Public Benefits
Bronx	6
Brooklyn	10
Manhattan	7
Queens	2
Staten Island	2
New York City	27

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 FY2022.

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

July 1, 2021 – June 30, 2022

	Allowed to Remain				Required to Leave			
	Households		Individuals		Households		Individuals	
	#	%	#	%	#	%	#	%
Bronx	6	100%	15	100%	0	0%	0	0%
Brooklyn	3	75%	9	90%	1	25%	1	10%
Manhattan	2	100%	5	100%	0	0%	0	0%
Queens	1	50%	2	67%	1	50%	1	33%
Staten Island	1	100%	3	100%	0	0%	0	0%
New York City	13	87%	34	87%	2	13%	2	13%

Source: OCJ Administrative Data.

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

Bronx Total	10321	25592
10450	3	9
10451	376	917
10452	756	1815
10453	882	2173
10454	278	749
10455	293	749
10456	799	2088
10457	907	2253
10458	800	1962
10459	413	1060
10460	612	1577
10461	144	344
10462	477	1118
10463	281	581
10464	10	20
10465	62	154
10466	352	936
10467	852	1975
10468	793	1947
10469	235	648
10470	101	255
10471	42	105
10472	351	942
10473	273	663
10474	100	280
10475	103	219
10478	1	2
No Zip Bronx	24	49
Brooklyn Total	7422	16651
11201	74	127
11202	1	1
11203	368	835
11204	65	153
11205	79	120
11206	175	341
11207	492	1200
11208	452	1089

11209	100	216
11210	250	541
11211	91	166
11212	520	1212
11213	394	846
11214	142	351
11215	62	107
11216	227	413
11217	86	159
11218	93	217
11219	73	163
11220	154	389
11221	383	853
11222	48	80
11223	128	299
11224	149	436
11225	340	725
11226	642	1450
11228	39	94
11229	104	212
11230	192	426
11231	45	71
11232	41	103
11233	417	910
11234	126	304
11235	161	361
11236	284	752
11237	129	289
11238	169	361
11239	68	144
11249	53	121
11288	1	1
11299	1	3
No Zip Brooklyn	4	10
Manhattan Total	4915	9222
10001	58	118
10002	152	258
10003	53	79
10004	4	5
10005	9	10
10006	2	8

10007	6	9
10009	113	209
10010	29	47
10011	78	97
10012	35	43
10013	40	60
10014	59	81
10016	86	140
10017	23	34
10018	13	17
10019	117	183
10021	25	33
10022	31	50
10023	72	108
10024	75	97
10025	244	381
10026	276	558
10027	287	516
10028	43	68
10029	331	711
10030	290	661
10031	392	794
10032	367	753
10033	235	488
10034	195	395
10035	235	474
10036	100	129
10037	200	366
10038	34	64
10039	231	469
10040	179	369
10044	24	60
10053	1	1
10065	42	59
10069	6	9
10075	24	33
10128	66	107
10280	19	37
10282	6	18
No Zip Manhattan	8	16
Queens Total	4114	9811

11004	7	14
11101	67	121
11102	54	105
11103	34	73
11104	58	132
11105	80	215
11106	52	115
11109	4	8
11354	61	127
11355	119	281
11356	25	63
11357	17	48
11358	27	71
11360	10	14
11361	23	42
11362	5	6
11363	4	6
11364	22	45
11365	99	231
11366	14	53
11367	68	145
11368	336	888
11369	43	103
11370	31	72
11372	109	232
11373	153	385
11374	85	166
11375	90	173
11377	102	219
11378	36	71
11379	20	34
11385	141	309
11411	26	63
11412	98	263
11413	98	240
11414	19	44
11415	42	100
11416	36	92
11417	53	136
11418	72	167
11419	80	198

11420	70	164
11421	70	178
11422	45	104
11423	76	202
11426	20	46
11427	50	93
11428	29	81
11429	64	167
11432	129	284
11433	130	321
11434	261	654
11435	124	286
11436	45	119
11580	1	5
11691	339	881
11692	66	188
11693	19	48
11694	38	87
No Zip Queens	18	33
Staten Island Total	1084	2813
10301	186	454
10302	59	183
10303	159	446
10304	195	470
10305	79	208
10306	105	230
10307	14	46
10308	16	66
10309	26	54
10310	90	267
10312	53	133
10314	101	254
No Zip Staten Island	1	2

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

Bronx Total	79	177
10451	7	14
10452	2	2
10453	4	8
10454	7	16
10455	2	5
10456	19	40
10458	1	2
10459	4	17
10463	1	1
10465	1	1
10466	2	3
10467	4	12
10469	1	2
10472	6	12
10473	15	33
10475	1	3
No Zip Bronx	2	6
Brooklyn Total	77	191
11201	3	9
11203	1	1
11205	2	4
11206	8	18
11207	2	5
11208	10	22
11211	1	1
11212	12	26
11217	2	6
11222	2	7
11223	2	5
11224	6	19
11225	1	4
11226	1	1
11229	5	13
11231	7	18
11233	4	13
11235	1	2
11236	4	8

11237	1	3
11238	2	6
Manhattan Total	76	157
10001	1	2
10002	7	18
10003	1	4
10007	1	8
10009	3	5
10011	2	2
10016	1	1
10023	1	4
10025	4	9
10026	8	17
10027	4	8
10029	21	39
10030	3	9
10034	4	6
10035	4	6
10037	1	1
10038	5	9
10039	3	5
10128	2	4
Queens Total	24	47
11101	7	10
11102	3	7
11106	3	9
11234	1	2
11433	3	8
11691	3	4
11692	2	4
11693	2	3
Staten Island Total	9	24
10303	3	5
10304	2	11
10305	1	3
10314	3	5