



OFFICE OF
CIVIL JUSTICE

UNIVERSAL ACCESS TO LEGAL SERVICES

A Report on Year Six of Implementation in New York City

Prepared by the Office of Civil Justice
New York City Department of Social Services
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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 providing access to free legal services for all tenants facing eviction in Housing Court and public housing authority termination of tenancy proceedings. This historic law, also known as the Universal Access (UA) or Right-to Counsel (RTC) law, tasks the Office of Civil Justice (OCJ) of the New York City Department of Social Services (DSS) 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. In Fiscal Year 2023, Local Law of 20 of 2023 expanded eligibility for full representation to all tenants 60 years of age and older.

At the start of Fiscal Year 2023, OCJ, working with the Office of Court Administration (OCA), was able to begin re-establishing presence in borough housing courts to screen for legal services eligibility and facilitate tenant connection with counsel, which has served to support legal services providers at housing court and reduce the strain on provider resources. OCJ staff returned to housing courts with enhanced visibility; new branding and signage across the city where OCJ staff and providers were on-site for intake and connection with tenants at their initial court appearances.

Continued engagement with stakeholders led OCA to establish a working group with OCJ and OCJ's provider partners. The working group developed local law school career fairs to connect providers with recent law graduates. The group also provided a space for stakeholders to consider court processes and tenant connection to resources. Most notably, the working group's efforts led to the creation of the Administrative Part pilot, which has significantly increased the NYC Human Resources Administration (HRA) presence in Housing Court to connect eligible clients with financial assistance that will allow them to stay in their homes.

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>.

Pursuant to the law, OCJ issues annual progress reports³ on the development, deployment and impact of our legal services for tenants facing eviction. This progress report, our sixth, covers City Fiscal Year 2023.⁴

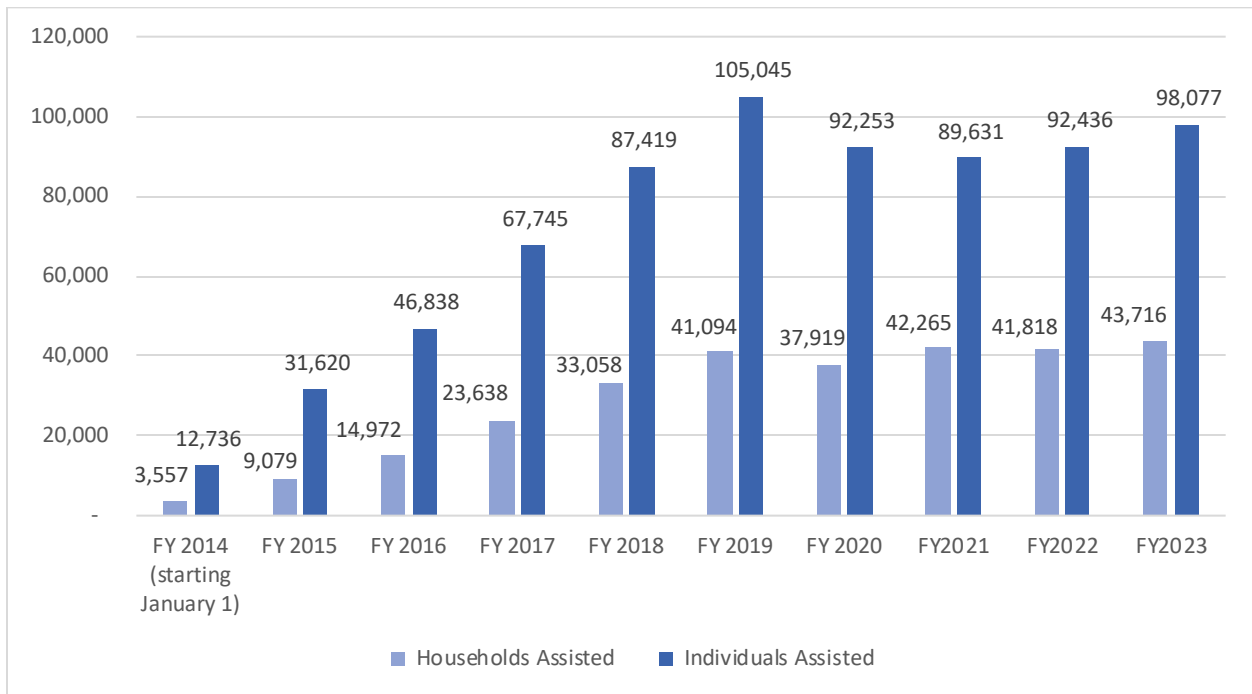
³ The information presented in this report reflects OCJ’s analysis of data available as of this report’s publication date, including data as reported by the New York State Office of Court Administration (OCA) and the New York City Department of Investigations (DOI), and the New York City Housing Authority (NYCHA). OCJ’s reports may be found at www.nyc.gov/civiljustice.

⁴ July 1, 2022 through June 30, 2023

OCJ’s Legal Services for Tenants in FY2023

In City Fiscal Year 2023, OCJ-funded legal organizations provided legal assistance to an estimated 98,000 New Yorkers in approximately 43,700 households across New York City facing housing challenges, including eviction, disrepair, landlord harassment and other threats to their tenancies. The number of households served in FY2023 is the highest on record since the start of the Universal Access to Counsel program. These services proved to be essential; the number of eviction filings increased by more than 57,000, or approximately 83%, in the last year. However, it should be noted that eviction filings in FY2023 were still significantly lower than pre-pandemic levels.⁵ Since 2014, OCJ has provided legal services ranging from brief advice to full representation in 291,000 eviction and other housing-related matters with estimated household sizes totaling up to more than 700,000 New Yorkers served.

New York City Households and Individuals Receiving Administration-Funded Housing Legal Assistance, January 1, 2014 – June 30, 2023



Source: OCJ Administrative Data.

⁵ New York State Office of Court Administration- FY2023; Universal Access to Legal Services Report- FY2019

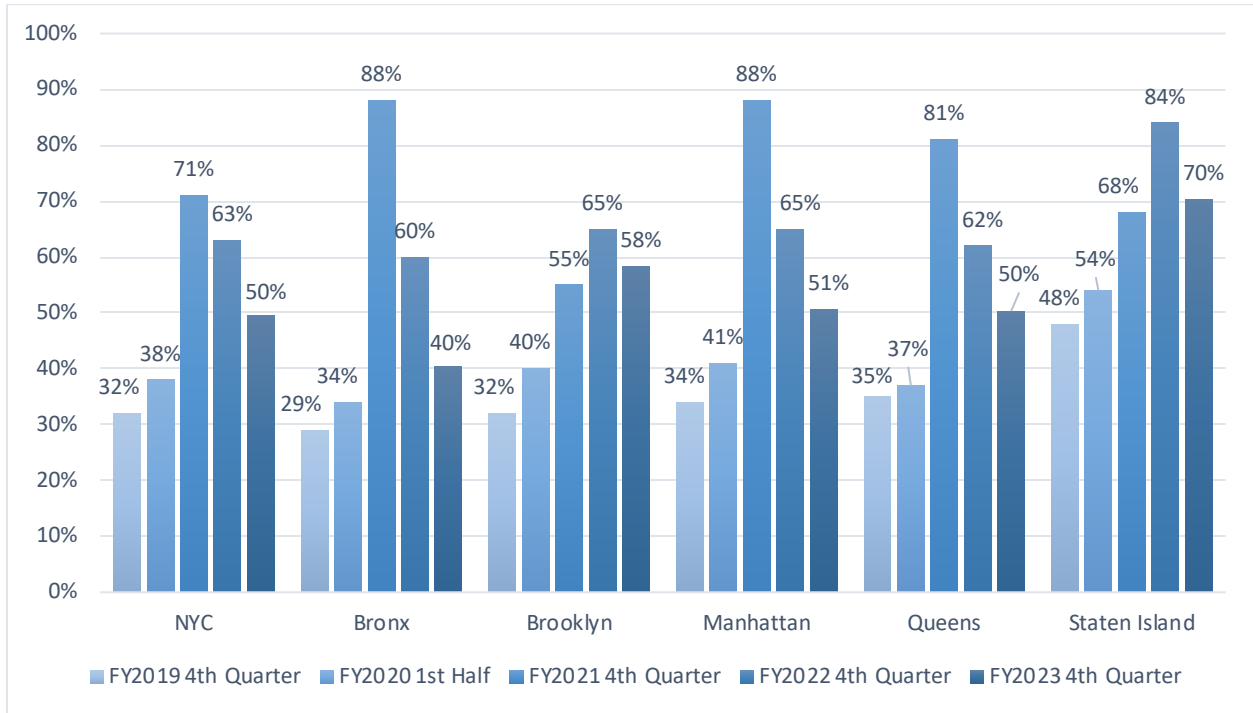
In collaboration with OCJ's legal services partners, Housing Court Answers and the Mayor's Office, the City continued to maintain a housing legal hotline to provide access to live phone-based legal advice and assistance. Through the hotline, tenants with questions and concerns about eviction and Housing Court, as well as other landlord-tenant issues, received free legal advice and assistance regardless of income, geography/ZIP code, or immigration status.

In FY2023, HRA launched a pilot in Kings County Housing Court. The pilot co-located HRA homelessness prevention services in the courthouse to further assist individuals in active eviction proceedings at their first appearances. Granted a 45-day adjournment by the court, individuals visit the HRA team at the courthouse to initiate applications for emergency cash assistance "one-shot deals," rental assistance or other benefits that could address housing concerns.

In partnership with OCA, HRA designed pamphlets as part of the pilot for distribution at the answer window, a tenant's first stop at the courthouse in response to an eviction action. The pamphlet describes the assistance available to those facing eviction in Housing Court and provides guidance to tenants so that they can access assistance before their initial court appearance.

Providers continued to report staffing concerns in FY2023. Staff turnover remained high and reassignment of cases limited providers' capacity to undertake representation for tenants with initial court appearances in FY2023. As eviction filings and processes in Housing Court steadily rose, providers increased recruitment efforts and new classes of attorneys joined their organizations. While continued capacity concerns meant that providers frequently offered legal advice to tenants who were otherwise eligible for full representation, 50% of tenants who appeared in Housing Court for eviction cases in the fourth quarter of FY2023 were represented by attorneys in court, an 18% increase over FY2019 before the pandemic and citywide universal access.

Legal Representation⁶ Rates for Tenants Appearing in Housing Court in Eviction Proceedings, FY2018-FY2023

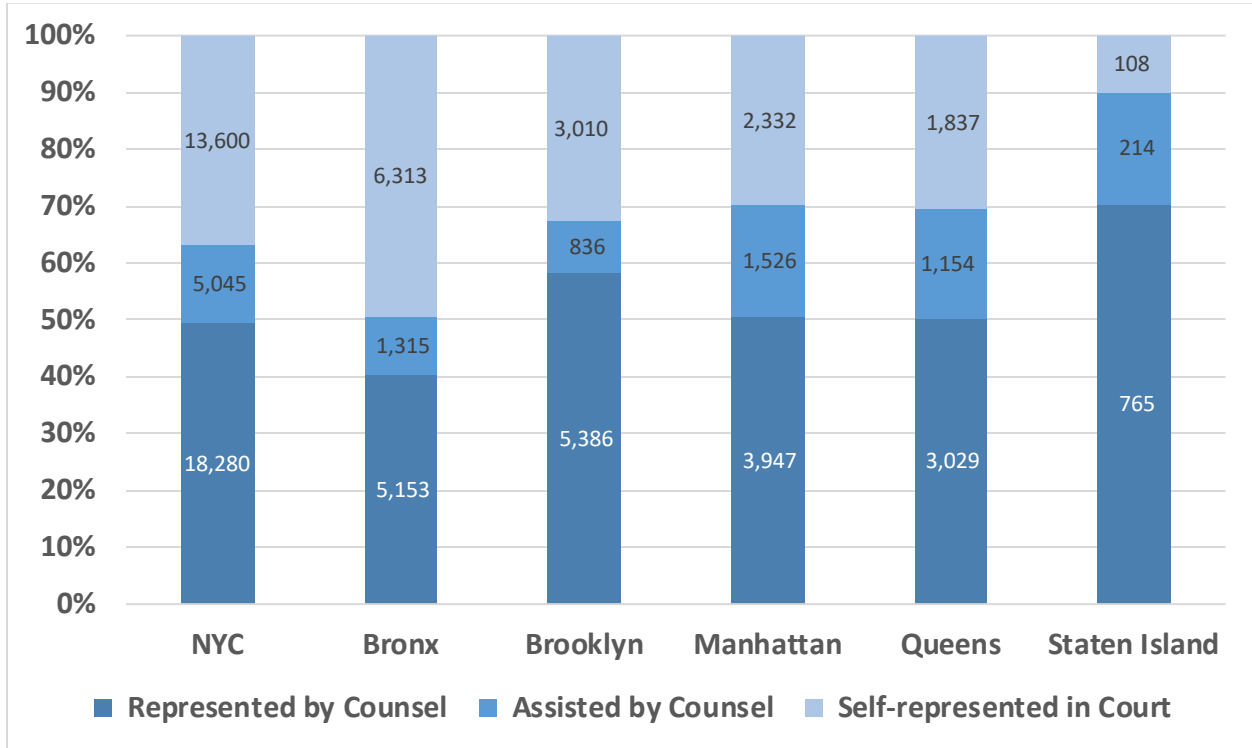


Source: OCJ Administrative Data.

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 and landlord-tenant index number was verified.

The chart below shows OCJ’s analysis outlining the number of households that received brief advice or full representation or were self-represented during their eviction cases in FY2023. The data is organized by borough and shows the breakdown citywide.

Legal Representation⁷ and Assistance for Tenants Appearing in Housing Court in Eviction Proceedings, July 1, 2022 – June 30, 2023

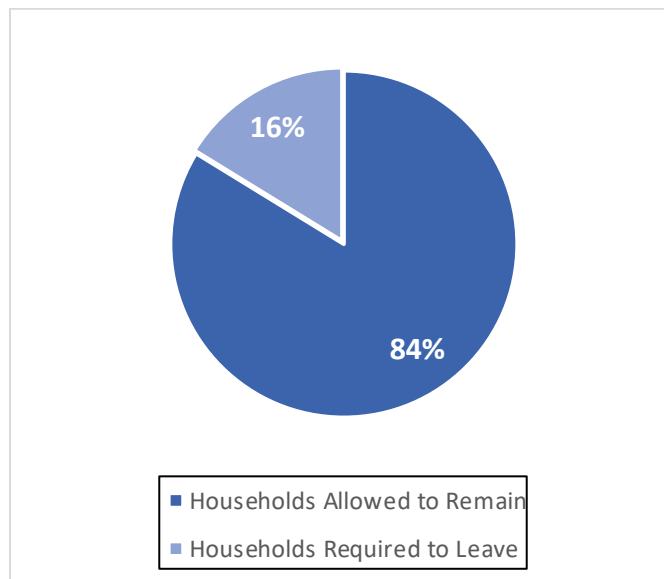


Sources: NYS Office of Court Administration data as analyzed by OCJ; OCJ Administrative Data.

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 or brief advice was provided by OCJ legal services providers in cases marked as “self-represented” in court data and landlord-tenant index number was verified. See page 16.

As in previous years, when OCJ’s provider partners have represented tenants in court, they have reported successful outcomes. In those Housing Court eviction and NYCHA termination cases with reported resolutions in FY2023, 84% of households represented in court by lawyers were able to remain in their homes, preserving 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: Reported Outcomes Achieved, July 1, 2022 – June 30, 2023



Source: OCJ Administrative Data. See page 24.

*Households allowed to remain includes those who thwarted eviction and those given additional time to move out, based on reported outcomes.

In addition to implementing universal access to legal services citywide for tenants in eviction proceedings, OCJ continued to work closely with the New York City Housing Court and the legal services 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 — were afforded access to free legal services. OCJ and OCA continued to utilize the case referral protocol established during the COVID-19 pandemic to connect unrepresented tenants who file or appear in such emergency cases in court with free legal services.

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 FY2023, there were an estimated 126,910 residential eviction petitions filed citywide in New York City Housing Court, in which an estimated 272,168 individuals were named⁸ as respondents. This reflects an increase of 57,470 eviction case filings compared to the same period last year, or an 83% rise,⁹ likely driven by the expiration of the eviction moratorium and other pandemic-era tenant protections.

The table below details estimated residential eviction petitions and “covered individuals” during FY2023, broken down by borough.¹⁰ 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 allowed others to live 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, 2022 – June 30, 2023

	Residential Eviction Petitions Filed			Covered Individuals		
	Holdover	Non-Payment	Total	Holdover	Non-Payment	Total
Bronx	4,949	41,952	46,901	14,067	75,544	89,611
Brooklyn	7,062	27,567	34,629	20,763	53,157	73,920
Manhattan	3,515	17,990	21,505	10,543	34,626	45,169
Queens	5,848	15,460	21,308	19,453	38,369	57,822
Staten Island	996	1,571	2,567	2,647	2,999	5,646
New York City	22,370	104,540	126,910	67,473	204,695	272,168

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

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.

¹⁰ A “covered individual” is defined in the Universal Access (UA) law as a tenant of a rental dwelling unit located in the city, including any tenant in a building operated by the New York city housing authority, who is a respondent in a covered proceeding. A “covered proceeding” is defined in the UA law as any summary proceeding in housing court to evict a covered individual, including a summary proceeding to seek possession for the non-payment of rent or a holdover, or an administrative proceeding of the New York city housing authority for termination of tenancy.

Warrants of Eviction Issued in Housing Court

The table below details the number of warrants of eviction issued in Housing Court during FY2023, 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, 2022– June 30, 2023

	Warrants of Eviction Issued		
	Holdover	Non-Payment	Total
Bronx	1,943	8,711	10,654
Brooklyn	2,789	6,517	9,306
Manhattan	1,259	3,995	5,254
Queens	1,796	2,473	4,269
Staten Island	673	580	1,253
New York City	8,460	22,276	30,736

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 years 2017 through 2022. Since the inception of Universal Access to Counsel in 2017, New York City has seen a substantial reduction in residential evictions by city marshals. The 4,109 reported residential evictions in 2022, in the wake of the statewide eviction moratorium that ended January 2022, did not show a spike, or return to pre-pandemic eviction levels.

Residential Evictions Executed by City Marshals January 1, 2013 – December 31, 2022

	2017	2018	2019	2020	2021	2022
New York City	21,074	20,013	16,996	3,035	136	4,109
Bronx	7,438	6,856	5,855	1,007	14	1,022
Brooklyn	5,984	5,710	4,902	899	54	1,565
Manhattan	2,843	2,713	2,290	408	21	639
Queens	4,105	4,072	3,352	618	21	639
Staten Island	704	662	597	103	26	244

Source: NYC Department of Investigation.

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 FY2023, the Administration's funding for tenant legal services programs at OCJ stands at approximately \$166 million. OCJ contracts with legal services providers 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
A
- 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
- Tanya Hobson-Williams
- The Bronx Defenders
- The Legal Aid Society
- Urban Justice Center

As detailed in the table below, OCJ’s tenant legal services providers assisted 43,716 households, comprising an estimated 98,000 individuals, with legal advice and representation in FY2023.

Legal Services for New York City Tenants Provided by OCJ Programs
July 1, 2022 – June 30, 2023

Type of Legal Proceeding/ Matter	Households Assisted	Individuals Assisted
Eviction Proceedings in Housing Court ¹¹	34,374	78,074
NYCHA Termination of Tenancy Proceedings	409	917
Other Administrative Proceedings	2,136	4,930
Other Court Litigation	2,881	6,812
Other Housing-Related Legal Assistance	3,916	7,273
Total	43,716	98,006

Source: OCJ Administrative Data.

¹¹ Includes NYCHA tenants facing eviction in Housing Court (not NYCHA termination of tenancy proceedings)

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

Focusing on the 34,374 matters in which households received legal services in eviction proceedings in Housing Court¹², the table below disaggregates these cases by service level: full legal representation and brief legal assistance or advice.

In FY2023, OCJ’s legal services providers assisted tenants facing eviction in Housing Court in every borough and in 205 NYC postal codes.¹³ The table below shows the number of households and individuals receiving legal services in FY2023 for eviction proceedings in Housing Court, broken down by borough and level of legal services provided. OCJ’s legal provider partners provided full legal representation in 53% of the Housing Court eviction proceedings they handled in FY2023.

Legal Services for Tenants Facing Eviction in Housing Court: Boroughs and Legal Services Provided July 1, 2022 – June 30, 2023

	Households Assisted			Individuals Assisted		
	Brief/ Advice	Full Legal Representation	Total	Brief/ Advice	Full Legal Representation	Total
Bronx	3,565	6,575	10,140	8,095	16,576	24,671
Brooklyn	4,234	5,867	10,101	8,928	13,693	22,621
Manhattan	4,454	2,350	6,804	8,218	4,541	12,759
Queens	3,290	2,264	5,554	7,743	5,647	13,390
Staten Island	643	1,132	1,775	1,595	3,071	4,666
New York City	16,186	18,188	34,374	34,579	43,528	78,107

Source: OCJ Administrative Data.

¹² Does not include NYCHA tenants facing termination of tenancy proceedings

¹³ The Appendix to this Report details the number of households and number of individuals receiving legal services in FY2023 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 of the age of the head of household for tenant households facing eviction in Housing Court that received legal services in FY2023, as reported by such tenants to their legal services provider.

Legal Services for Tenants Facing Eviction in Housing Court: Age of Head of Household July 1, 2022 – June 30, 2023

	18-24 years old	25-34 years old	35-44 years old	45-54 years old	55-64 years old	65+ years old
Bronx	128	1,723	2,669	2,277	2,024	1,318
Brooklyn	138	1,668	2,459	2,251	1,959	1,602
Manhattan	103	976	1,390	1,454	1,528	1,343
Queens	78	869	1,337	1,274	1,149	837
Staten Island	30	353	516	427	305	144
New York City	477	5,589	8,371	7,683	6,965	5,244

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available. This analysis excludes 45 households served, or 0.13% 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 FY2023.

Legal Services for Tenants Facing Eviction in Housing Court: Household Size July 1, 2022 – June 30, 2023

	1 person	2 people	3 people	4 people	5 or more people
Bronx	3,510	2,506	1,953	1,176	995
Brooklyn	4,398	2,262	1,613	968	860
Manhattan	3,740	1,463	837	442	322
Queens	2,114	1,277	899	702	562
Staten Island	578	412	297	249	239
New York City	14,340	7,920	5,599	3,537	2,978

Source: OCJ Administrative Data.

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 FY2023 as reported by such tenants to their legal services provider.

Legal Services for Tenants Facing Eviction in Housing Court: Estimated Length of Tenancy July 1, 2022 – June 30, 2023

	2 years or less	3-5 years	6-9 years	10 or more years
Bronx	1,412	1,659	1,374	3,083
Brooklyn	1,542	1,907	1,203	3,718
Manhattan	847	735	505	2,603
Queens	847	1,100	642	1,392
Staten Island	393	611	304	414
New York City	5,041	6,012	4,028	11,210

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available. This analysis excludes 8,083 households served, or 23.5% 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 FY2023.

Legal Services for Tenants Facing Eviction in Housing Court: Estimated Annual Household Income as a Percentage of Federal Poverty Guideline (FPG) July 1, 2022 – June 30, 2023

	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	2,790	2,435	1,692	1,162	1,778
Brooklyn	2,736	2,193	1,556	1,434	1,764
Manhattan	1,793	1,309	912	759	1,746
Queens	1,425	1,026	846	639	1,283
Staten Island	478	380	253	226	372
New York City	9,222	7,343	5,259	4,220	6,943

Source: OCJ Administrative Data. NYC totals include proceedings that received legal services but did not have borough data available. This analysis excludes 1,387 households served, or 4% 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 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, 2022 – June 30, 2023

	Households Receiving Ongoing Public Benefits
Bronx	5,067
Brooklyn	4,452
Manhattan	2,471
Queens	2,007
Staten Island	908
New York City	14,905

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 an 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 regulation¹⁴, 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 17,311 Housing Court eviction cases in FY2023. This accounts for about 58% of households served citywide for which housing type was reported by providers. But there was significant variation across the boroughs: rent-regulated tenants made up a higher proportion of the caseload handled in the Bronx (65%), Brooklyn (65%) and Manhattan (59%) than in Queens (39%) or Staten Island (28%).

**Legal Services for Tenants Facing Eviction in Housing Court:
Rent-Regulated Status of Households Served
July 1, 2022 – June 30, 2023**

	Rent-Regulated	Unregulated	Total
Bronx	6,487	3,483	9,970
Brooklyn	4,817	2,599	7,416
Manhattan	3,720	2,580	6,300
Queens	1,865	2,959	4,824
Staten Island	422	1,068	1,490
New York City	17,311	12,689	30,000

Source: OCJ Administrative Data. This analysis excludes 4,374 households served, or 14.6% of all households served, for which information about rent regulation status was not available.

¹⁴ 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>.

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

The table below provides a breakdown of households and estimated number of individuals in NYCHA public housing that received legal services in eviction proceedings in Housing Court in FY2023.

Legal Services for Tenants Facing Eviction in Housing Court¹⁵: Households in NYCHA Public Housing July 1, 2022 – June 30, 2023

	Households Assisted	Individuals Assisted
Bronx	113	250
Brooklyn	182	414
Manhattan	212	405
Queens	46	109
Staten Island	10	26
New York City	563	1,204

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.

¹⁵ Only includes NYCHA tenants facing eviction in Housing Court (not NYCHA termination of tenancy proceedings)

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 FY2023. It is important to note that these data relate to such cases that were *resolved* during the reporting period of FY2023. Many eviction proceedings in which legal providers took on legal representation in FY2023 and in previous years are currently ongoing in Housing Court and will be included in future reports as they reach disposition.

In the majority of cases with reported resolutions in FY2023, 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 84% of reported cases citywide and were legally required to leave in 16% 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: Reported Outcomes Achieved

July 1, 2022 – June 30, 2023

	Tenants Allowed to Remain in Residence				Tenants Required to Leave Residence			
	Households		Individuals		Households		Individuals	
Bronx	1,415	91%	3,567	91%	145	9%	374	9%
Brooklyn	920	82%	2,178	82%	202	18%	489	18%
Manhattan	280	86%	536	85%	47	14%	95	15%
Queens	252	73%	564	70%	92	27%	243	30%
Staten Island	228	67%	576	66%	114	33%	298	34%
New York City	3,095	84%	7,421	83%	600	16%	1,499	17%

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 FY2023 OCJ’s legal services providers withdrew or were discharged in 215 cases.

**Full Legal Representation for Tenants Facing Eviction in Housing Court:
Attorney Discharges and Withdrawals
July 1, 2022 – June 30, 2023**

	Attorney Discharged by Tenant Before Case Conclusion	Attorney Withdrew Before Case Conclusion
Bronx	27	41
Brooklyn	33	38
Manhattan	28	4
Queens	25	7
Staten Island	6	6
New York City	119	96

Source: OCJ Administrative Data.

Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings

As detailed in the table below, in FY2023 OCJ’s eviction defense programs provided legal services to 409 households facing administrative termination proceedings, comprising 917 NYCHA residents. Citywide, OCJ legal services providers assisted NYCHA households by providing full legal representation in 67% of such proceedings.

Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings July 1, 2022– June 30, 2023

	Households Assisted			Individuals Assisted		
	Brief/ Advice	Full Legal Representation	Total	Brief/ Advice	Full Legal Representation	Total
Bronx	30	52	82	60	107	167
Brooklyn	47	91	138	106	231	337
Manhattan	44	96	140	88	222	310
Queens	12	22	34	23	42	65
Staten Island	2	13	15	6	32	38
New York City	135	274	409	283	634	917

Source: OCJ Administrative Data.

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

The table below provides a breakdown by age of the head of household for tenant households facing termination of tenancy in NYCHA administrative proceedings that received legal services in FY2023, as reported by such tenants to their legal services provider.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Age of Head of Household
July 1, 2022 – June 30, 2023**

	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		14	17	30	18
Brooklyn		14	32	38	20	31
Manhattan			22	38	32	37
Queens	0			10		
Staten Island	0					
New York City		32	79	105	92	96

Source: OCJ Administrative Data. Data in gray cells were redacted to maintain client privacy. This analysis excludes 1 household served, or 0.25% 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 of the size of households facing NYCHA administrative termination of tenancy proceedings that received legal services in FY2023.

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

July 1, 2022 – June 30, 2023

	1 person	2 people	3 people	4 people	5 or more people
Bronx	32	31	8	8	3
Brooklyn	37	47	29	14	11
Manhattan	62	30	21	14	13
Queens	14	12	5	3	0
Staten Island	2	7	2	4	0
New York City	147	127	65	43	27

Source: OCJ Administrative Data.

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

Data on length of tenancy was unavailable for a significant portion of NYCHA termination of tenancy cases receiving legal services in FY2023.

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

The table below provides a breakdown by estimated annual income of tenant households facing NYCHA administrative termination of tenancy proceedings that received legal services in FY2023.

**Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings:
Estimated Annual Household Income as a Percentage of the Federal Poverty Level (FPL)
July 1, 2022 – June 30, 2023**

	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	22	21	12	10	14
Brooklyn	39	38	26	13	17
Manhattan	46	39	22	14	14
Queens	11	11	5	4	2
Staten Island	4	4	1	1	4
New York City	122	113	66	42	51

Source: OCJ Administrative Data. This analysis excludes 15 households served, or 3.8% 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, 2022 – June 30, 2023**

	Households Receiving Ongoing Public Benefits
Bronx	43
Brooklyn	74
Manhattan	75
Queens	21
Staten Island	4
New York City	217

Source: OCJ Administrative Data, HRA Enterprise Data Warehouse (EDW). Receipt of “ongoing public benefits” was established by matching OCJ enrollments against EDW records to verify an 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 FY2023.

Full Legal Representation for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings: Outcomes Achieved July 1, 2022 – June 30, 2023

	Allowed to Remain				Required to Leave			
	Households		Individuals		Households		Individuals	
	#	%	#	%	#	%	#	%
Bronx	9	-	22	17%	-	-	-	-
Brooklyn	18	-	46	35%	-	-	-	-
Manhattan	24	96%	46	94%	1	4%	3	6%
Queens	4	-	9	7%	-	-	-	-
Staten Island	3	-	5	4%	-	-	-	-
New York City	58	98%	128	98%	1	2%	3	2%

Source: OCJ Administrative Data.

Appendix: Legal Services for Tenants Facing Eviction in Housing Court: Boroughs and ZIP Codes¹⁶

	Households	Individuals
Bronx Total	10,140	24,671
10451	469	1,081
10452	805	1,943
10453	1,070	2,673
10454	256	680
10455	306	738
10456	824	2,078
10457	880	2,214
10458	741	1,860
10459	430	1,095
10460	572	1,389
10461	170	401
10462	401	851
10463	255	512
10464		17
10465	53	122
10466	342	809
10467	723	1,677
10468	709	1,787
10469	200	499
10470	74	180
10471	40	81
10472	362	950
10473	240	552
10474	119	277
10475	91	196
10478		
10560		
No Zip Bronx		
Brooklyn Total	10,101	22,621
11201	71	122
11202		
11203	505	1,119
11204	95	219
11205	118	196

¹⁶ Data contained in gray cells were redacted to maintain client privacy.

11206	252	529
11207	656	1,652
11208	511	1,298
11209	167	328
11210	352	743
11211	116	227
11212	816	2,055
11213	583	1,303
11214	157	361
11215	77	138
11216	327	640
11217	88	156
11218	150	366
11219	103	258
11220	159	441
11221	494	943
11222	90	153
11223	134	321
11224	181	458
11225	548	1,113
11226	1,060	2,245
11228	32	88
11229	118	250
11230	242	578
11231	49	91
11232	53	122
11233	633	1,465
11234	151	398
11235	181	363
11236	273	671
11237	203	495
11238	219	414
11239	75	156
11249	59	143
11253		
11718		
Manhattan Total	6,804	12,759
10001	94	159
10002	217	362
10003	64	91
10004		

10005	17	23
10006		16
10007		
10008		
10009	147	256
10010	53	74
10011	84	113
10012	40	57
10013	43	68
10014	58	73
10016	92	123
10017	22	33
10018	29	39
10019	152	240
10021	45	63
10022	46	61
10023	85	124
10024	111	182
10025	309	521
10026	375	733
10027	407	804
10028	72	95
10029	385	805
10030	379	744
10031	598	1,242
10032	544	1,046
10033	411	884
10034	305	664
10035	278	576
10036	155	194
10037	175	323
10038	37	56
10039	325	717
10040	351	710
10041		
10044	45	104
10060		
10065	45	52
10069		
10075	44	66
10083		

10128	85	141
10162		
10280	13	16
10282		15
10333		
10463		12
11215		
No ZIP Manhattan	23	38
Queens Total	5,554	13,390
10456		
11001		
11004		
11096		
11101	75	151
11102	80	152
11103	63	134
11104	72	156
11105	85	192
11106	87	165
11109		
11139		
11312		
11321		
11322		
11354	89	182
11355	171	388
11356	42	135
11357	27	63
11358	42	104
11360	17	54
11361	32	80
11362		
11363		
11364	35	88
11365	90	240
11366	16	46
11367	83	202
11368	415	1,115
11369	62	167
11370	50	114

11372	161	397
11373	247	608
11374	99	187
11375	112	242
11377	159	372
11378	44	99
11379	44	94
11381		
11385	190	469
11411	31	83
11412	109	293
11413	109	303
11414	23	51
11415	80	158
11416	63	165
11417	57	143
11418	110	260
11419	92	266
11420	93	262
11421	85	202
11422	90	235
11423	109	237
11424		
11426	12	38
11427	38	77
11428	38	85
11429	52	137
11432	259	585
11433	159	415
11434	304	744
11435	219	478
11436	46	119
11619		
11634		
11637		
11691	451	1,056
11692	139	386
11693	34	73
11694	35	73
11891		
22691		

Staten Island Total	1,775	4,666
10013		
10301	370	946
10302	117	302
10303	173	513
10304	408	1,027
10305	107	256
10306	164	430
10307		19
10308	44	125
10309	49	125
10310	106	297
10312	62	159
10314	165	464

Appendix: Legal Services for Tenants Facing NYCHA Administrative Termination of Tenancy Proceedings: Boroughs and ZIP Codes¹⁷

Bronx Total	Households	Individuals
	82	167
10451		18
10452		
10453		
10454	11	18
10455		19
10456		10
10457		
10458		
10460		
10463		
10465		
10466		
10467		
10469		
10472		15
10473	19	46
10474		
Brooklyn Total	138	337
10469		
11201		14
11205		11
11206	13	36
11207		
11208		24
11211		
11212	34	73
11213		
11216		
11217		14
11221		13
11223		19
11224		21
11229		13

¹⁷ Data contained in gray cells were redacted to maintain client privacy.

11231		11
11232		
11233	12	33
11234		
11236		18
11238		10
Manhattan Total	140	310
10002	17	37
10009	15	37
10011		14
10016		
10023		
10024		
10025		14
10026		
10027	12	27
10029	32	69
10030		18
10032		
10034		12
10035		18
10037		
10038		
10039		20
10128		10
No ZIP Manhattan		
Queens Total	34	65
11101		14
11102		
11106		
11354		
11365		14
11367		
11433		
11691		10
11693		
Staten Island Total	15	38
10303		
10304		
10305		

10306		
10310		
10314		