

Sub. ___, 2015 RES-156
REQUIRING RECIPIENTS OF COUNTY-FUNDED HOUSING CONTRACTS
TO SUBMIT EVICTION REPORTS

Dane County is a primary funder of emergency shelter in the area and continues to invest in case management, homeless outreach, and eviction prevention assistance. The 2015 budget includes \$2 million to establish the Dane County Affordable Housing Development Fund (AHDF) to be used for affordable housing development initiatives. The goal of the fund is to spark a collaborative, sustainable approach to creation of affordable housing. The funds will leverage additional resources from project partners.

Dane County enters the arena of housing development, it is important to develop outcome measures of the effectiveness of the initiative from the outset. As in other areas, the county can best manage how it allocates its resources using evidence-based measurements. The county has the rare opportunity to put in place expectations for the collection and reporting of key performance information prior to the implementation of the first AHDF.

One critical indicator is the number of tenants who ~~receive notices of eviction or are evicted, vacate the premises or are evicted due to notices to terminate their tenancies and subsequent eviction actions.~~ Like the City of San Francisco and other jurisdictions, the county should collect this information from partners in the administration of homeless services and development of housing in annual reports. Requirement of this practice should be included in contracts with homeless services and housing agencies, and the Department of Administration should report this and other outcome measures by agency on annual basis to the County Executive and the County Board. County staff should work with providers to identify additional key indicators that could be used in addition to required eviction data reporting under this resolution.

NOW, THEREFORE, BE IT RESOLVED that the Dane County Board of Supervisors directs the Department of Administration to include requirements of annual reports in all contracts for the administration of homeless services and/or development of housing for agencies that serve as landlords and/or create tenancies that must be terminated through Ch. 704 and evicted per Ch. 799, including but not limited to those receiving funding from the AHDF, the HOME program, and the Community Development Block Grant. ~~the requirement of annual reports of eviction data for eviction actions initiated by the contracted provider, including the notices of termination of tenancy resulting in the tenant vacating or being evicted from the premises, the grounds for termination of tenancy resulting in the tenant vacating or being evicted from the premises, eviction filings, the number of notices prior to the filing of eviction against the tenant, eviction judgments, writs executed, and/ or other case resolution (e.g. vacated prior to execution or allowed to stay with conditions, etc).~~ In addition, the report should indicate all protected classes the tenant is a member of under Dane County's Fair Housing Ordinance, and include any other key indicators developed by the Department, in collaboration with providers. Housing providers whose only county funding is a tenant-based rent subsidy paid directly to the landlord on the tenant's behalf are not subject to the reporting requirements in this resolution.

Annual eviction reports shall include the following:

The number of eviction actions filed, the reason for eviction, the number of eviction notices issued to the tenant in the twelve (12) months preceding the eviction filing, the number of

51 eviction judgments granted, writs executed, and/or other case resolution (e.g. vacated prior to
52 execution of writ or allowed to stay with conditions).

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54 This is the minimum information to be reported and agencies are not prohibited from submitting
55 additional information on their report, including a narrative explanation if desired.

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57 **BE IT FINALLY RESOLVED** that the Department of Administration provide an eviction report
58 annually to the County Executive and the County Board. ~~The report, which shall include the~~
59 ~~experience of data collected from each contractor., and — in cases of high rates of eviction — an~~
60 ~~explanation of the reason for this experience and a course of corrective action.~~