



LEGAL AID
SOCIETY
OF PALM BEACH COUNTY

LANDLORD TENANT SERVICES

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Legal Aid Society of Palm Beach
County, Inc.
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SNAPSHOT OF THE PROBLEM AND IMPACT OF EVICTIONS

1,092 current cases pending in 15th Judicial Circuit

CDC Moratorium expired 07/31/21

Tenants evicted for reasons other than non-payment of rent.

- CDC Order does not protect against evictions not based on non-payment of rent
 - Examples: Lease expiration / non – renewals, lease violations, criminal activity etc.

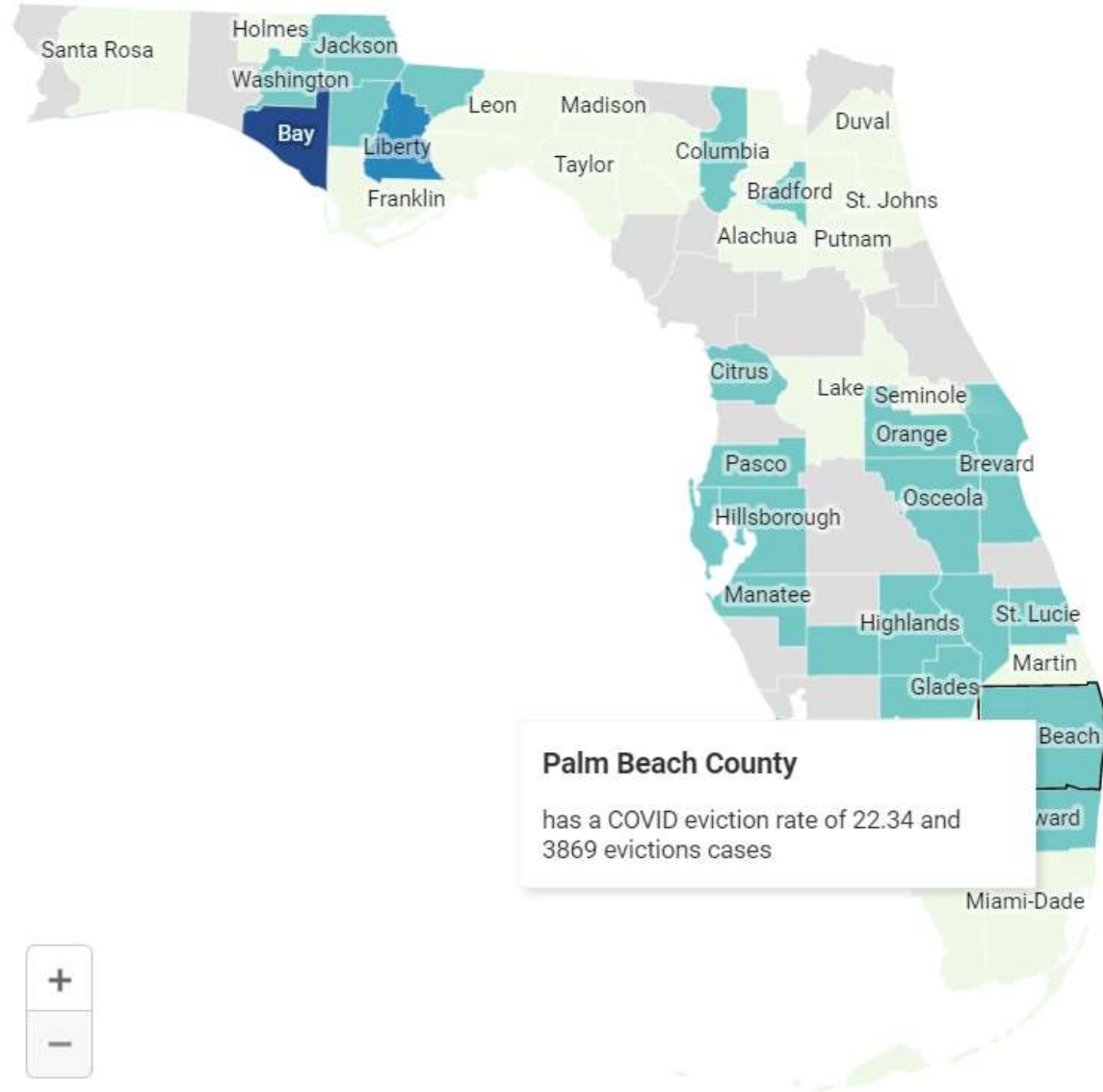
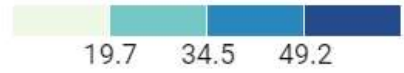
Evictions process – summary proceedings

Tenants face displacement and increased risks of homelessness

Eviction records follow tenants and provide barriers for future employment and housing opportunities

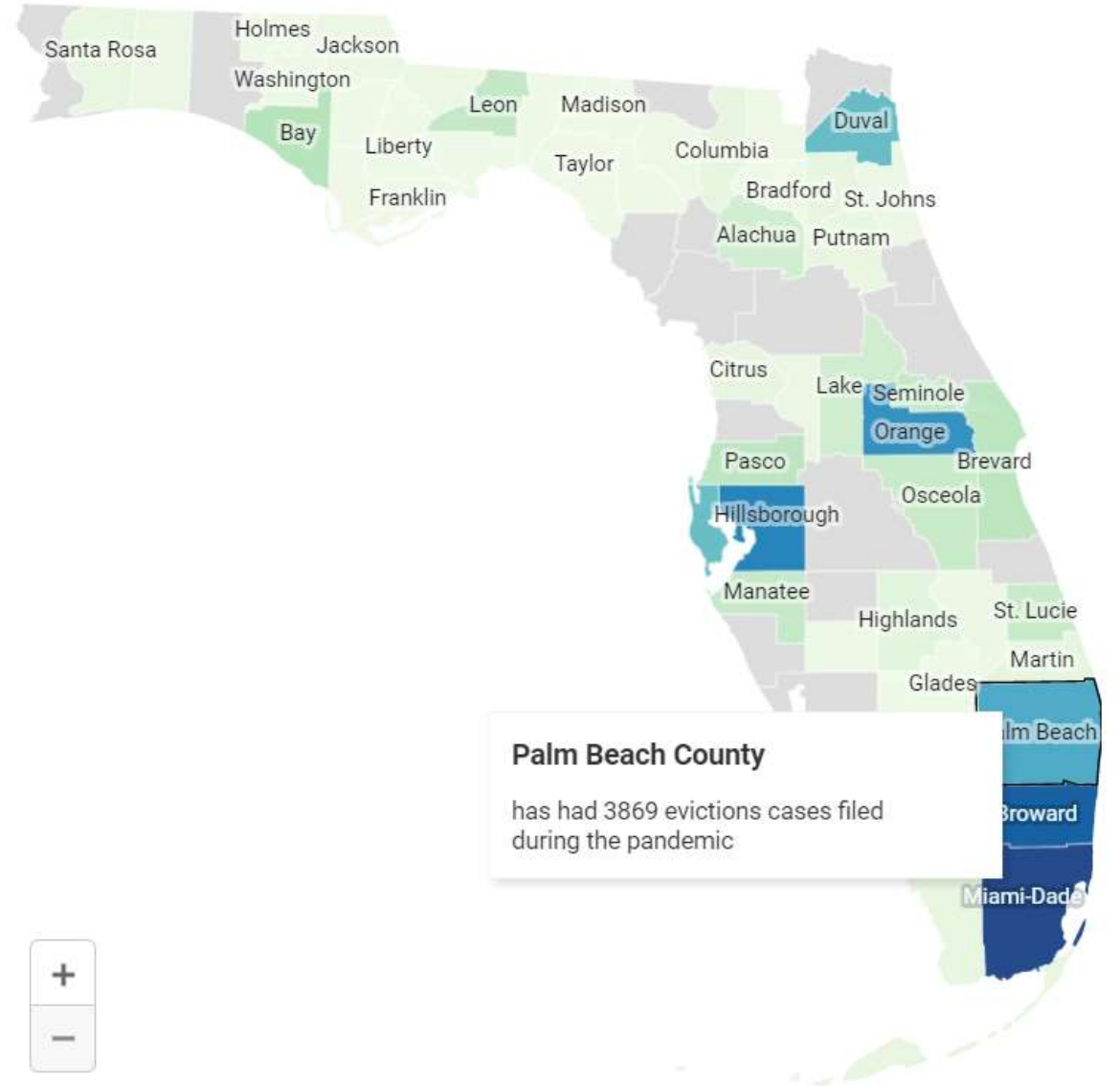
COVID Eviction Rates in Florida

eviction actions per 1000 renter households, filed between Mar. - Dec. 2020



COVID Evictions in Florida

total filed between Mar. - Dec. 2020



CURRENT RENTAL AND LEGAL ASSISTANCE AVAILABLE

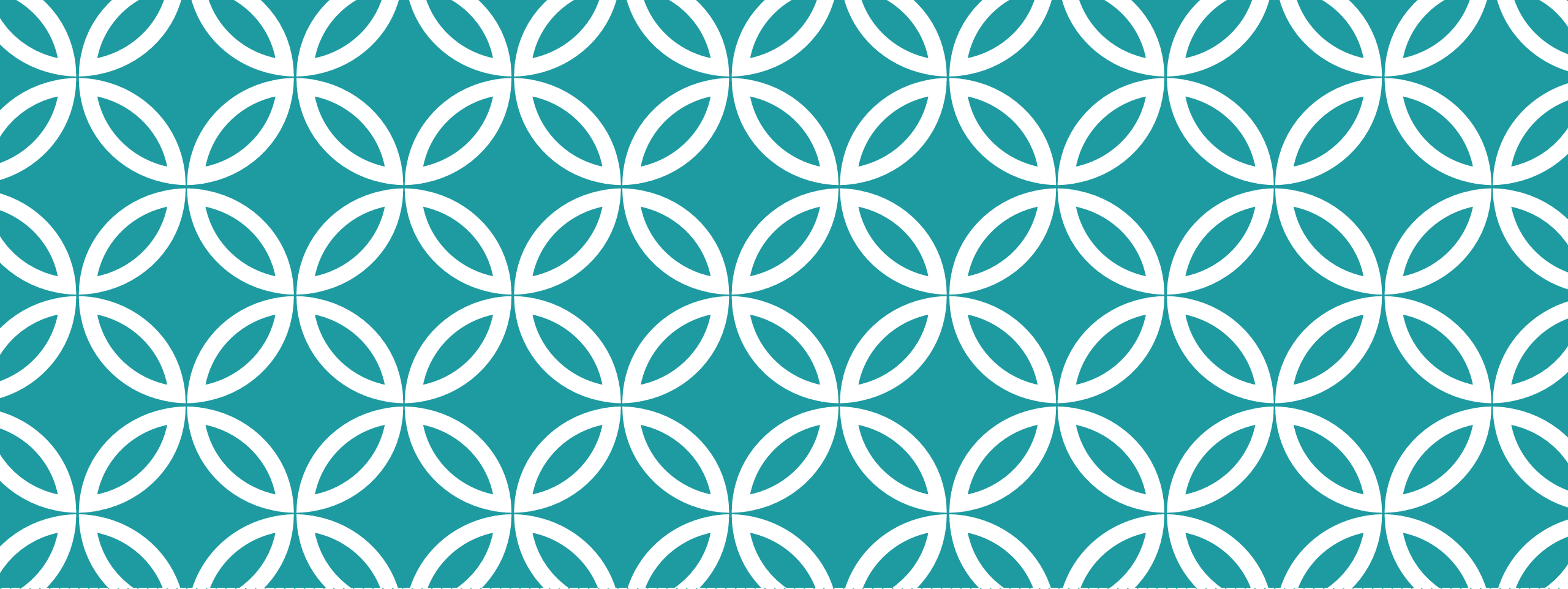
- Legal assistance offered through Legal Aid Society of Palm Beach County and Florida Rural Legal Services
- GOAL: To prevent evictions and homelessness in Palm Beach County
- At Legal Aid Society of Palm Beach County:

CDBG Funded Legal Assistance
 -City of Boynton Beach \$10,000
 -City of Boca Raton \$2,800
 -Palm Beach County \$57,901

FINANCIAL ASSISTANCE	
Emergency Rental Assistance (ERA)	<ul style="list-style-type: none"> • Provides up to 12 months of rental arrears • 3 months of future rent • Household income cannot exceed 80% AMI • Must be US citizens • COVID related hardship
Emergency Shelter Grant (ESG)	<ul style="list-style-type: none"> • Provides up to 12 months of rental arrears, up to \$10,000 • 1 month of future rent • Applicants cannot exceed 50% AMI • Must be US citizens • COVID related hardship
* RREAP III	<ul style="list-style-type: none"> • Rental assistance available to help non-U.S citizens, none permanent residents, and undocumented tenants who are in danger of eviction.

Palm Beach County

Community Foundation for Palm Beach and Martin Counties
 United Way of Palm Beach County
 De Luca Foundation
 Knight Foundation –
 Quantum Foundation
 Children's Services Council



LAKE WORTH BEACH CLIENTS



SNAPSHOT OF LAKE WORTH BEACH CLIENTS SERVED 01/01/21-06/30/2021

Private Landlord Tenant Cases:

63 total clients with private landlord tenant matters

--Of the 63 clients, 32 were from zip code 33461 and 31 from zip code 33460

Other Housing (includes mobile home park and repair cases):

22 total cases with other housing matters

--Of the 22 cases, 10 cases were from zip code 33460 and 12 cases from zip code 33461

Source: LegalServer (Case Management System)



**PROPOSED PARTNERSHIP WITH LAKE
WORTH BEACH** |

GOALS

The Goals of our services will be to:

Preempt nonpayment of rent issues directly related to the COVID-19 Pandemic from going to formal Eviction proceedings in Court.

Reduce damage to tenant's rental history and credit by intervening before a lawsuit is initiated.

Create a cooperative relationship between landlord and tenant.

Give landlords and tenants structured communication channels to discuss non-payment of rent issues with the goal of achieving an amicable settlement between the parties.

Avoid residents becoming homeless during the middle of a spike in a pandemic.

SERVICES

Provide a dedicated phone intake extension and hotline for residents of Lake Worth Beach who have landlord tenant matters and are facing eviction.

Provide advice and counsel to tenants who have questions regarding their rights as a tenant.

Provide pro se assistance to tenants who need assistance preparing an Answer, Motion to Dismiss and/or Motion to Determine Rent.

Provide legal representation to tenants who have been served with a Summons and Eviction Complaint. Legal representation will include drafting of an Answer, Motion to Dismiss, Motion to Determine Rent and related pleadings to defend the Eviction lawsuit. Staff will provide representation at all hearings, case management conferences and mediations. Does not include appellate cases.

Assist tenants with access to rental assistance programs if eligible.

Provide education and outreach to landlords and tenants on rights and responsibilities under Florida Statute Chapter 83 and Fair Housing laws.

ELIGIBILITY FOR SERVICES

Legal Aid Society of Palm Beach County will assist clients who meet the following criteria with legal assistance to prevent homelessness:

Reside within the city limits of Lake Worth Beach (zip codes 33460 and 33461);

Meet gross annual incomes at or below eighty percent (80%) AMI limits prior to COVID-19;

Provide documentation to evidence eligibility for unemployment, have experienced a reduction of household income, incurred significant costs, or experienced financial hardship due to COVID-19 that contributed to the missed rental payments;

Or in the alternative, provide documentation that the tenant has been indirectly financially impacted by the COVID-19 pandemic.

REPORTING AND MONITORING

City of Lake Worth Beach will receive a monthly report of unduplicated clients served each month with an invoice for payment.

Monthly report will include:

- Name of Client served
- Address of property with PCN to verify that the tenant resides in the City of Lake Worth Beach Municipal limits
- Summary of legal matter

QUESTIONS?

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Fair Housing and Elder Law Projects

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