



FRIENDS ASSOCIATION

IT STARTS WITH A HOME

Friends Association Programs

Promote	Promote Housing Stability
Prevent	Prevent Homelessness
Provide	Provide Housing Assistance
Partner	Partner with Families, Landlords, Community, Other Agencies & Courts

What is EPCR?

**EVICTIION
PREVENTION
CASE RESOLUTION**

EPCR is a court-based program that provides combination of ..



Limited Legal Services



Limited Financial Assistance



Limited Short Term
Housing Stability Case
Management and
Relocation Assistance

How does EPCR Work?

- The program does what it can to **STOP** homelessness with

DAY OF COURT

Education, Mediation, Negotiation, Litigation

- Goal to AVOID judgment and maintain safe stable housing for eligible tenants.
- Eligible households are those at or below 50% AMI with either a pending eviction action or at risk of eviction action being filed (i.e. Notice to Quit)
- Program Workflow includes: Outreach / Intake / Legal Review / Case Consultation / Education / Case Resolution / Referrals to social service resources

Why does EPCR works so well?

Short Answer

A lot of HARD work!

AND

a little creativity and innovation

S.T.O.P. – Better answer . . .

- **S**hared objective → prevention of homelessness
- **T**eam Approach
 - Attorney / Court Coordinator / HRN / Admin Support / Tenant
- **O**utreach to **both** Tenants **and** Landlords
- **P**reparation-high-pressure, time sensitive and constant
 - before court, at court, after court and all times in between

EPCR TEAM →

STAFF ATTORNEY

COURT
COORDINATOR

HOUSING &
RESOURCE
NAVIGATOR

ADMINISTRATIVE
SUPPORT

TENANT

What is the role of the Courts?

- Unified scheduling
- Cooperation
- Patience
- Accountability
- Consistency
- Recognition

State of the program post pandemic?

□ ***Evolving . . .***

□ Obstacles

- No more ERAP funds
- Bad habits established by ERAP funds
- Increased rents / reduction of affordable housing

□ Advantages

- More collaboration with partner agencies
- Increased household case management opportunities
- More Tenant involvement in establishing long term solutions

More Statistical Data

- For calendar year 2024 (as of 4.30.24)
 - ▣ EPCR is currently operating in 3 MDJ courts in Chester County.
 - ▣ EPCR Team has reviewed and prescreened 371 new eviction cases.
 - ▣ 99% of the households assisted by EPCR during the 1st quarter of 2024 resulted in a tenant favorable outcome with participants maintaining housing.
 - ▣ 62% of the HRN referrals were for some sort of relocation assistance
 - ▣ 38% of the HRN referrals were for short term housing stability case management.

Questions?

□ For more information or assistance:

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