



TENANT RESOURCE CENTER  
EVICTIION DIVERSION AND  
DEFENSE PARTNERSHIP

EDDP.TENANTRESOURCECENTER.ORG

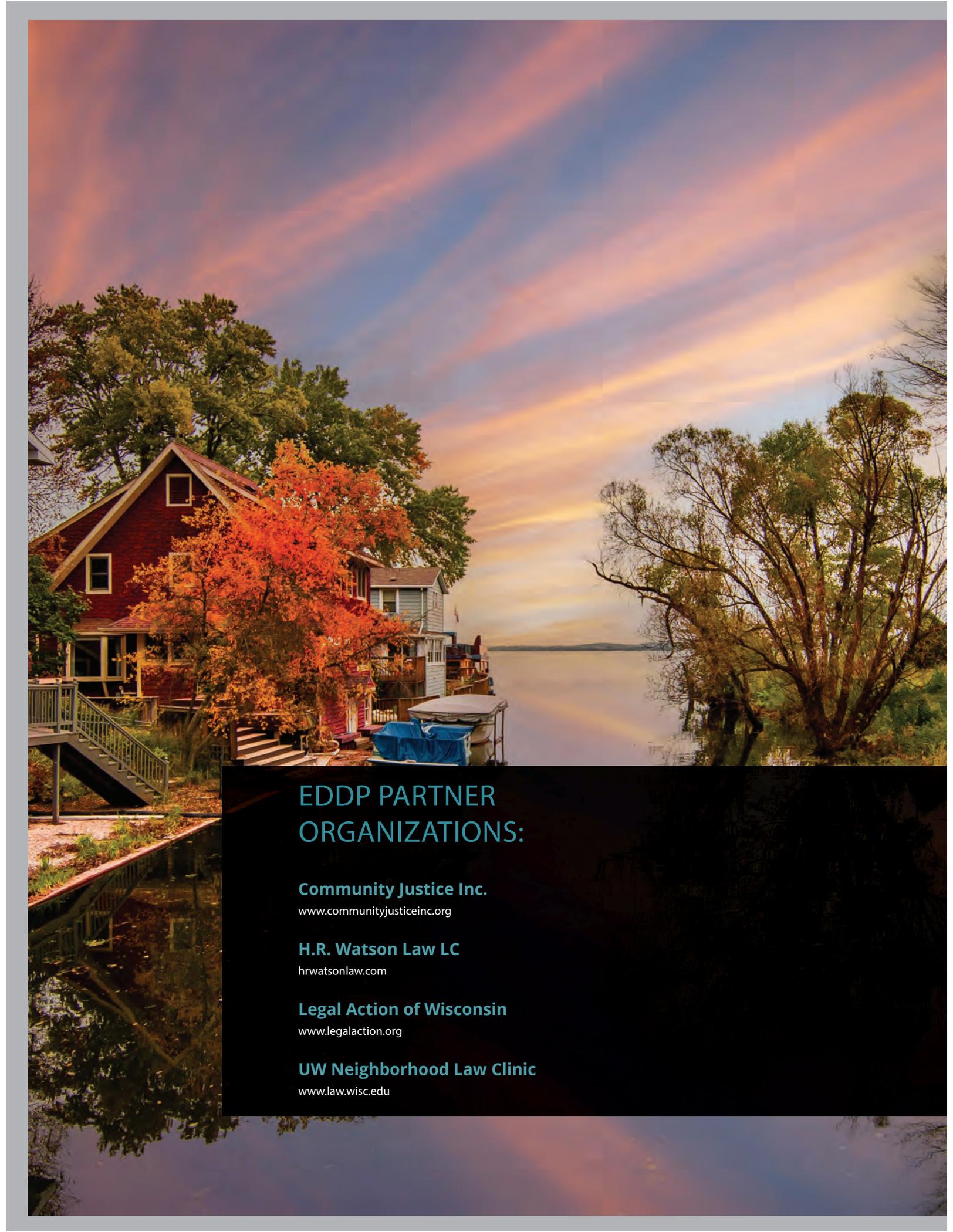
# PROGRAM REPORT

Q3 2025  
IN REVIEW



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Vision: Housing Justice for All

A scenic view of a lakeside house with autumn foliage and a sunset sky. The house is a two-story red brick building with a gabled roof and a porch. The porch has a wooden deck and a set of stairs leading down to the water. The house is surrounded by trees with vibrant autumn foliage in shades of orange, red, and yellow. The sky is a mix of blue, orange, and pink, suggesting a sunset or sunrise. The water is calm and reflects the sky and the house. A boat with a blue cover is docked in the water.

## EDDP PARTNER ORGANIZATIONS:

### **Community Justice Inc.**

[www.communityjusticeinc.org](http://www.communityjusticeinc.org)

### **H.R. Watson Law LC**

[hrwatsonlaw.com](http://hrwatsonlaw.com)

### **Legal Action of Wisconsin**

[www.legalaction.org](http://www.legalaction.org)

### **UW Neighborhood Law Clinic**

[www.law.wisc.edu](http://www.law.wisc.edu)

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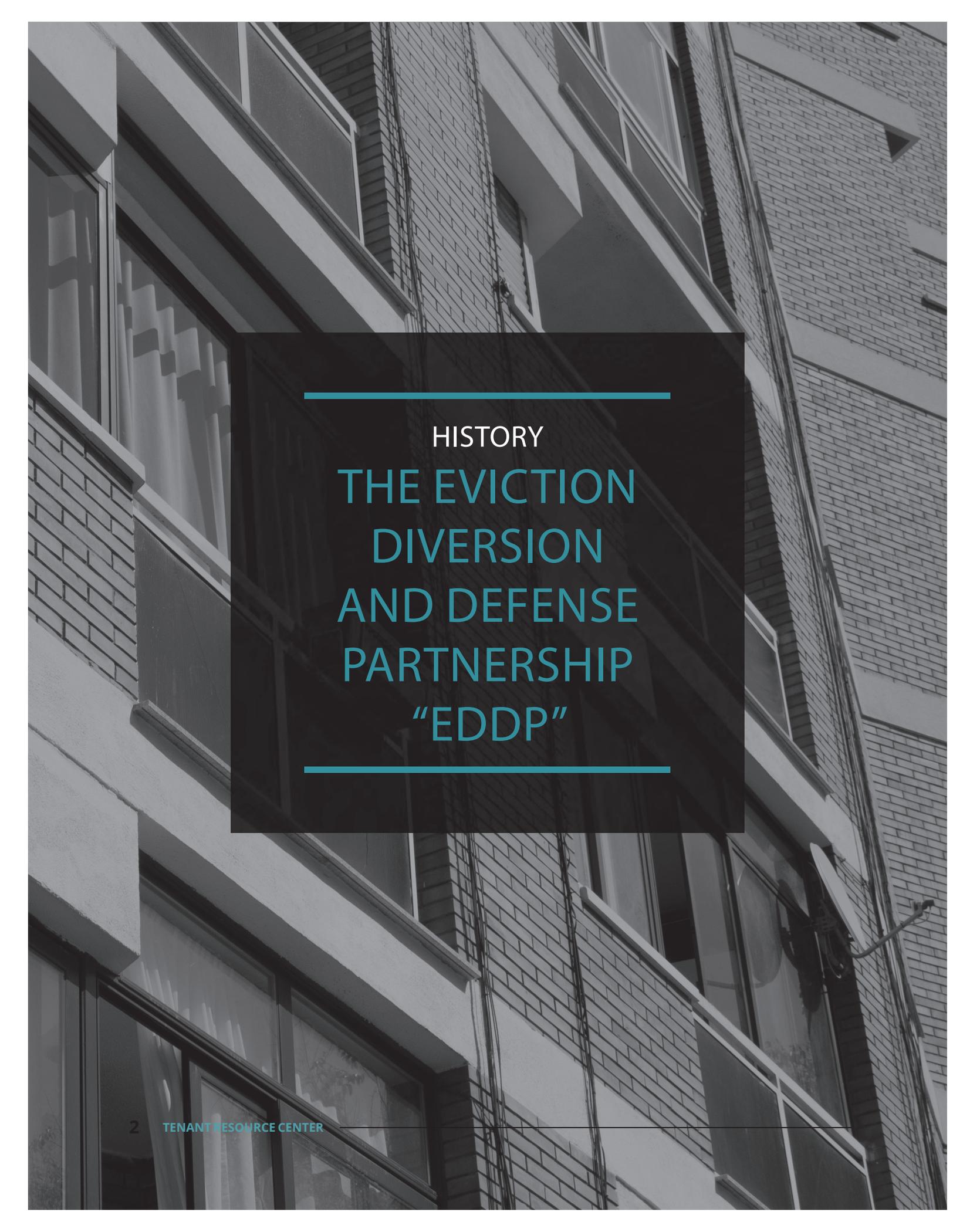
## Overview:

This report provides analysis and outcomes for the third quarter of 2025.

## Report Period:

July 2025 - September 2025

Date Prepared: December 8th, 2025



HISTORY  
THE EVICTION  
DIVERSION  
AND DEFENSE  
PARTNERSHIP  
“EDDP”

## The Eviction Diversion and Defense Partnership “EDDP”

The Tenant Resource Center, in partnership with Community Justice Inc. (CJI), Legal Action of Wisconsin (LAW), and the University of Wisconsin Law School, launched the Eviction Diversion and Defense Partnership (EDDP) in the Fall of 2021. Using funding made available by Dane County and the City of Madison, the EDDP aims to improve tenants' housing stability.

The EDDP is able to improve tenants' housing stability by increasing access to legal representation and other housing support services and by providing court navigation services to tenants who are court-involved. The impacts of eviction are not felt evenly. Black and Latina/o/x renters are evicted disproportionately when compared to white renters. Access to legal representation can mitigate the power imbalance between tenants and landlords by ensuring that tenants, especially those who are members of marginalized groups, have access to the same quality of legal resources that landlords enjoy. Making direct referrals for legal assistance significantly enhances the community's access to the resources needed to maintain stable housing.

The current roster of EDDP legal partners are Community Justice Inc. (CJI), Legal Action of Wisconsin (LAW), HR Watson LC, and the University of Wisconsin Neighborhood Law Clinic (NLC), formerly known as the Eviction Defense Clinic.

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# EVICTION IN DANE COUNTY OVERVIEW

## 72% of households facing eviction this quarter had their cases dismissed due to the efforts of the EDDP.

Eviction filings picked up in Dane County during the past three months as the county's major source for rental assistance finished winding down, according to the latest Tenant Resource Center data. Eviction judgments also increased.

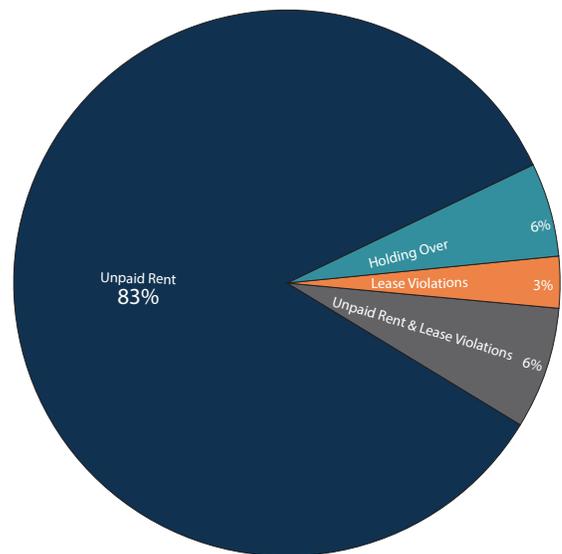
Landlords filed for 718 evictions between July 1st and September 30th (the third quarter of the year or "Q3"). This is a 20% increase from the previous quarter. Like previous quarters, most evictions (72%) were ultimately dismissed, but judgments have increased considerably since the County's CORE 2.0 online portal closed for new applications in May and TRC began winding down its rental assistance program. While 15% of evictions ended in judgments in Q3 of last year, 23% of evictions ended in judgments this quarter.

This increase is due in large part to an increase in tenants defaulting on stipulated dismissal agreements. We will explore this trend in an issue spotlight later in this report, but the wind down of rental assistance has resulted in more tenants being solely responsible for paying off past-due rent balances. These balances are, on average, significant: the average rent amount owed at the time of filing was \$3,555, which is similar to previous quarters.

It's easy to fall behind on rent and hard to catch back up when rent continues to be due. Without the safety net of the CORE program, more tenants are one missed payment away from a sheriff removing them from their home.

In all, 165 households received eviction judgments in Q3, including 79 tenants who defaulted on a stipulation and 73 tenants who received default judgments after not appearing at a hearing or trial. The remaining cases received judgments after an eviction trial.

Evictions also began moving faster with the wind down of rental assistance. Most evictions in Q3 were settled with only one hearing, whereas cases in previous quarters were more frequently rescheduled so rental assistance could be pursued.



### EVICTIONS BY THE NUMBERS

- 718 evictions were filed in between July and September of 2025 involving 700 unique renter households.
- Landlords were represented by an attorney in 36% of all filings. Tenants were represented by an attorney in 12% of all filings
- 23% of evictions ended in judgments this quarter.

## EVICTION IN DANE COUNTY (CONTINUED)

TRC provided no-cost legal representation for 76 households in Q3, and had staff and mediators present for more than 900 initial appearances and trials. With the wind down of rental assistance, TRC has put more emphasis on mediation, which can help reduce the power imbalance between landlords and tenants and help the parties reach a more equitable solution. TRC staff and volunteer mediators assisted with 148 negotiations this quarter, more than double the amount of mediations provided in Q3 2024.

Repeat filings continue to be an issue in Dane County: 30% percent of tenants who were in eviction court this quarter had an eviction filed against them at least one other time since the start of 2024.

Like past quarters, the vast majority (83%) of households faced eviction solely because of non-payment of rent. The remaining cases were filed due to other lease violations (2%), “holding over” past the

end of their lease term (7%), or a combination of reasons.

The EDDP’s partner attorneys defended 12% of tenants this quarter and attended 257 hearings and trials. Landlords were represented by an attorney in 36% of all filings this quarter.

Although 307 unique landlords filed for eviction this quarter, the top 15 evictors accounted for more than a quarter of all evictions.

This quarter marked the end of the CORE program, a significant lifeline for tenants in Dane County. We will continue to explore how eviction is changing without this resource, as well as finding new ways to assist housing stability for tenants.

### EVICTION FILINGS BY LANDLORD

LANDLORD	Q3-2025	SINCE 2023
Porchlight, Inc.	27	146
Republik Madison Apartments/The Point on Washington	24	27
Mirus Sun Prairie LLC, The Element	21	103
Mirus Madison, LLC, Ridgecrest Apartments	16	65
The Meadows Apartments	13	134
Arbor Lakes Apartments	13	91
Fitchburg Springs Harmony Housing LLC	13	75
Patriot Properties	12	16
PMM, LLC	10	76
Seven Oaks Apartments	9	18
Park Village Apartments	8	73
Focus Property Management & Development LLC	8	30

# EDDP OUTCOMES: JANUARY 2023 - SEPTEMBER

Since the start of 2023, the EDDP has provided services in 7,485 eviction cases, including legal representation to 1,393 households.



CASES REPRESENTED

1,393

RENTER HOUSEHOLDS



EVICTONS PREVENTED

5,637

CASES DISMISSED



STIPULATED  
DISMISSALS

2,566

STIPULATED DISMISSAL  
AGREEMENTS

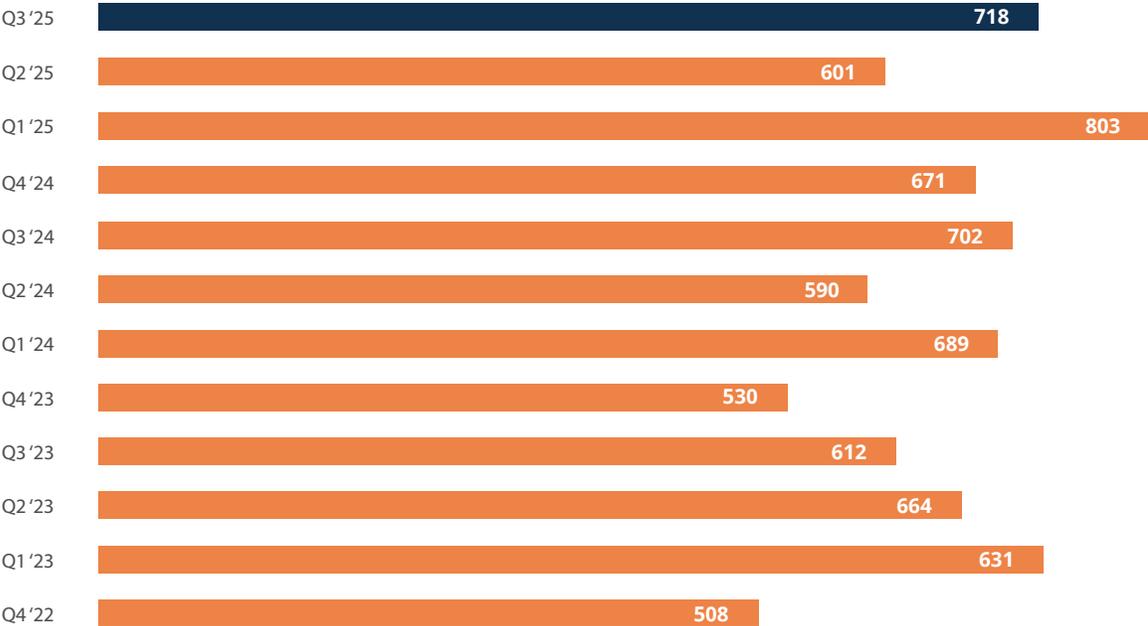


REDACTION MOTIONS  
FILED

1,256

REDACTION MOTIONS  
FILED FOR TENANTS

### EVICTON CASES FILED OVER TIME



# SERVICE UPDATE

# THE END OF (AN) E.R.A.

The third quarter of 2025 marked the end of federal Emergency Rental Assistance (ERA) funding at Tenant Resource Center. Over the course of the COVID-19 pandemic, Dane County received substantial amounts of financial assistance targeted towards renters impacted by the pandemic and the financial hardships that ensued. These funds provided many renters a much-needed reprieve during a time of economic struggle.

For Dane County, emergency federal relief from COVID-19 for renters came in two major waves. The first was the federal CARES act, which funded the Dane CARES program. Under the CARES program, TRC provided more than \$9.5 million in short-term rental assistance to Dane County renters in a relatively brief span of time in 2020.

The second wave of funding was from federal ERA funds. Beginning in March of 2021, the City of Madison and Dane County partnered with TRC to disburse rental and utility assistance payments to landlords, on behalf of tenants, through the original CORE program (also known as "Dane CORE 1.0"). The City and County relaunched the program in September 2021 as "Dane CORE 2.0," partnering with TRC and other local organizations to distribute federal ERA funds. At TRC, this relaunched partnership took the form of the Eviction Diversion and Defense Partnership (EDDP).

ERA funds came with a final expiration date of September 30th, 2025. The Dane CORE 2.0 program stopped accepting new applications through its online portal on May 31, 2025. However, the EDDP continued to process applications and issue rental and utility assistance payments right up until funding expired, with our last checks issued on September 30th. In total, TRC paid out more than \$51 million in rental and utility assistance under both CORE programs. Of this amount, more than 96% was paid out to landlords as rental assistance, with the

remainder being paid to utility companies on behalf of tenants.

Here is a breakdown of how much rental and utility assistance TRC provided under the CARES and CORE programs:

Period	Amount	Source
1/1/2020 - 2/28/2021	\$9,665,259.95	CARES
3/1/2021 - 12/31/2021	\$15,754,517.62	ERA
2022	\$6,113,693.06	ERA
2023	\$7,862,368.30	ERA
2024	\$9,958,908.41	ERA
1/1/2025 - 9/30/2025	\$11,584,328.62 *	ERA

\*This amount is being finalized during the closeout process for this program

In future quarterly reports we will break down the data on financial assistance payments made throughout the life of these programs, including taking a closer look at the demographics, income levels, and zip codes of households receiving assistance; the average amount paid per household; and the landlords who received the most assistance under these programs.

# ISSUE SPOTLIGHT

## AN INCREASE IN STIPULATED DISMISSALS

Stipulated dismissals have become the primary way eviction cases are resolved since the CORE rental assistance program began winding down, according to Tenant Resource Center data. But they have also recently become the most common way tenants receive judgments of eviction.

A stipulated dismissal order is an order from the court that dismisses an eviction case on the condition that the parties abide by the terms to which the parties have mutually agreed. If the parties comply with those terms, the case will remain dismissed; if not, the landlord can typically ask the court to enter an eviction judgment without any further input from the tenant. The most common agreements include a payment plan or a specific date when the tenant must move out, but some stipulations require other actions such as the removal of an unauthorized pet or submitting income certification.

Fifty eight percent of eviction cases filed this quarter were dismissed after the parties reached a stipulated agreement. A total of 420 agreements were reached this quarter, more than double the amount of agreements reached during this period last year.

However, roughly 50% of all eviction judgments this quarter resulted from tenants not complying with these agreements. In all, 90 judgments of eviction were granted due to non-compliance.

During the CORE program, the majority of cases were dismissed when TRC paid, or confirmed that it would pay, tenants' past due or future rent. With this rental assistance program winding down in Q3, tenants were more often solely responsible for paying past-due balances and making timely rent payments going forward. More tenants also lacked access to the security deposit and first month's rent support that the emergency rental assistance program provided, which can make securing new housing in time to comply with a stipulated move-out date more difficult.

Tenants failing to make an agreed-upon payment resulted in 50 eviction judgments this quarter. Tenants failing to move out according to the terms of a stipulation resulted in 26 eviction judgments. These numbers will likely increase, as many stipulated dismissals entered into in Q3 had terms which can extend for months - and sometimes years - into the future.

Stipulated payment plans can be onerous and unrealistic, but

tenants may feel they have no other choice than to agree to them in order to avoid being evicted. Similarly, tenants may agree to a move-out date before they have even started looking for a new place to live in order to delay a forced eviction. Eviction records are usually publicly accessible online, which makes it more difficult for a court-involved tenant to find a new landlord willing to rent to them. All of this can combine to create a strong incentive for tenants to enter into stipulations, even if the terms may be difficult to comply with.

To better understand these agreements, we looked at the 151 stipulated dismissal orders entered in July of this year. Here's what we found:

- The average amount owed under a payment plan was \$6,787. The most owed was \$22,063.
- Payment plans obligated tenants to pay nearly 3 times what they owed at the time of filing, on average. This is in large part due to payment plans regularly requiring that future rent payments be made on time, sometimes even when the back balance has already been paid.
- 67% of payment agreements required at least one month of future rent to be paid on time. Landlords will commonly require tenants to pay three months of future rent on time or for rent to be paid on time until the back balance is paid in full. Three stipulations required timely rent payments indefinitely.
- The average number of required payments included in a payment plan was 6. The most was 24.
- The average duration of a payment plan, from the day the stipulation was agreed to until the last payment date, was 94 days. The longest stipulation required payments for nearly 2 years.
- For stipulations that required a specific move-out date, the average length of time tenants had to move out was 23 days. The shortest was 1 day.
- Of these 151 stipulations, tenants defaulted 23 times (13 due to failure to vacate; 10 due to missed payments).

## ISSUES SPOTLIGHT: STIPULATED DISMISSALS (CONTINUED)

Without rental assistance, it's vital for tenants to have alternative ways to resolve evictions. Mediation, which uses a neutral third party to help parties negotiate, can result in agreements that are more reasonable, attainable, and fair. TRC's trained mediators are present at every hearing to help interested parties reach agreements, and they have become an even more vital resource during the wind down of rental assistance. Legal representation for tenants, which TRC also provides free of charge to those who qualify, can also result in more equitable agreements.

There is still a large and troubling power imbalance in eviction court, however. Landlords have more time, money and resources

than tenants, and the threat of taking a case to trial, where tenants are at a disadvantage, looms large over negotiations. Tenants can understandably feel they have no good options. In many cases, they don't.

In addition to increased adoption of mediation and tenant legal representation, we need better cooperation between landlords and tenants before court, more robust rental assistance programs, and increased affordable housing to ensure better outcomes for both tenants and landlords.

# ISSUE SPOTLIGHT THE LENGTH OF THE EVICTION PROCESS

The length of time between an eviction notice being taped to a tenant's door to a sheriff removing them from their home can vary widely. To analyze how fast evictions move in Dane County, we looked at a random sample of 150 evictions from this year and broke the process down into three parts: the lease termination notice, eviction court, and outcome.

### Lease Termination Notice

The start of the eviction process is the lease termination notice. A tenant defaults on rent or otherwise violates the terms of the lease and the landlord issues them a notice. The notice can be curable, meaning the tenant can fix the lease violation or move out to avoid eviction. Or it can be incurable, meaning the tenant must move out by the expiration of the notice or face an eviction filing. These notices are commonly referred to as "eviction notices" but they are actually notices to terminate the lease if the tenant does not take the action required. A landlord can file for eviction after the notice expires.

The most common lease termination notice is a 5-day curable notice, the minimum amount of notice that must be provided to a tenant under Wisconsin state law. So far this year, 56% of eviction filings started with this type of notice. The next most common notices were:

- 30-day curable notices, which are typically required for subsidized properties, and which accounted for 21% of notices.

- 28-day non-renewal notices, which can be issued at any point to someone with a month-to-month tenancy, and which accounted for 7% of notices.
- A combination of 5-day and 14-day notices, the latter of which can be incurable if the tenant has committed the same lease violation and received a notice for it in the past year, which accounted for 2% of notices.

If a tenant's lease ends and they stay past the lease expiration, the landlord typically does not have to issue a notice at all and can immediately file for eviction.

The average length of time between a notice being issued to a tenant and an eviction being filed was 33 days in our sample. The average amount of time after the expiration of the notice that landlords waited to file for eviction was 21 days, although multiple landlords filed as soon as 1 day after the notice expired.

### Eviction Court

Once a landlord files for an eviction in small claims court, the clerk of court schedules the case for an initial appearance in front of a court commissioner. The average amount of time between filing and initial appearance in our sample was 20 days.

At the initial appearance, the landlord and tenant can meet and see if a settlement agreement can be reached. If not, the case can be rescheduled for another commissioner-level initial hearing or be set for trial. In our sample, the average number of hearings per eviction case, including the initial

## ISSUES SPOTLIGHT: LENGTH OF EVICTION (CONTINUED)

appearance, was 1.9. Eviction trials, if scheduled, typically occur 3 to 10 days after the initial appearance.

The average eviction court case in our sample lasted 43 days, from filing the summons and complaint to the last court date.

### Eviction Outcomes

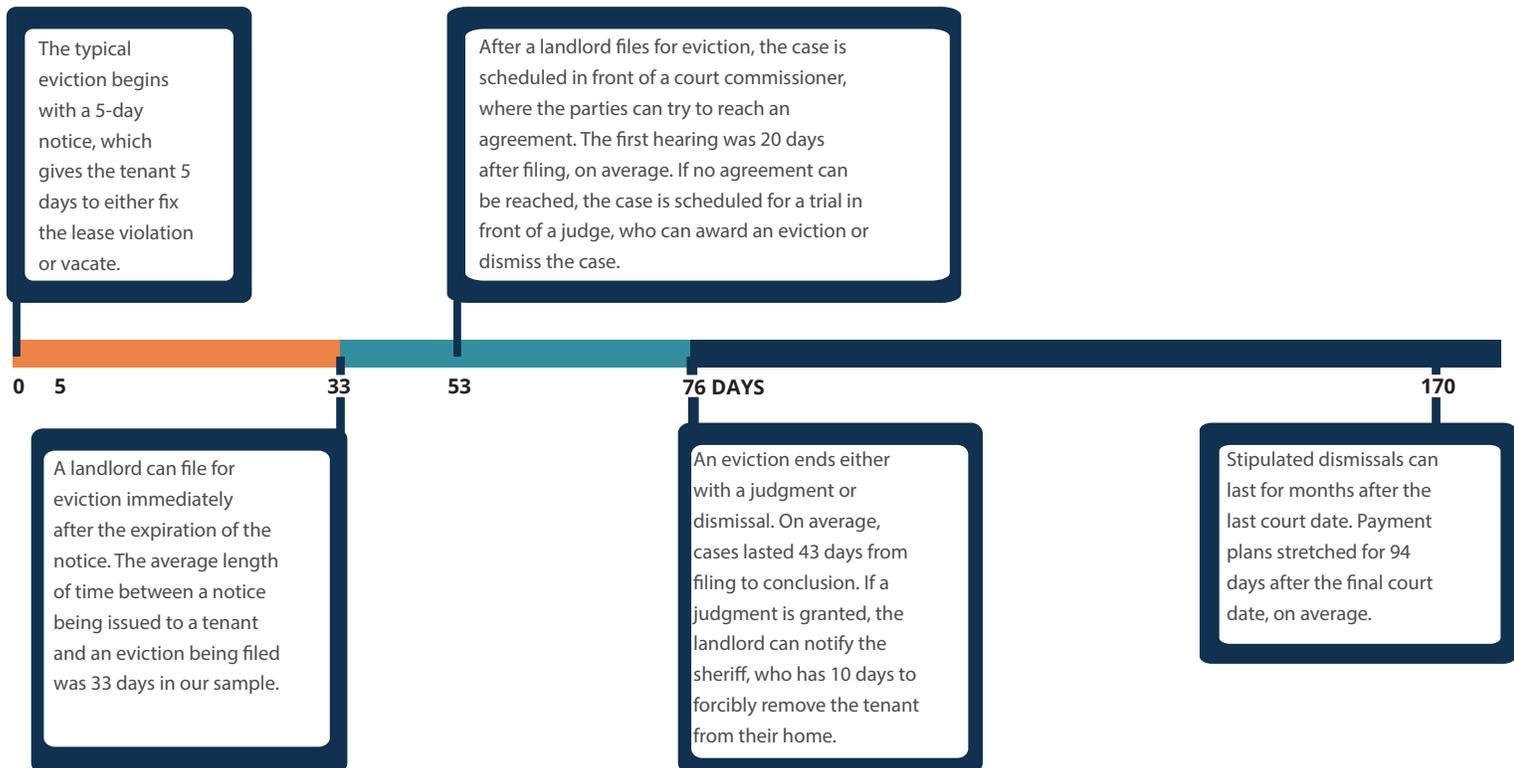
Although a case may be over, an eviction can hang over a tenant for much longer, depending on the case's outcome. An eviction case might be dismissed outright, dismissed with a stipulated dismissal agreement, or end in a judgment of eviction.

The most common types of stipulated dismissals require the tenant to make payments, move out, or both. In our sample, the average stipulated dismissal with a move-out date allowed 23 days

for tenants to vacate, and the average stipulation with a payment plan stretched for 94 days after the case's final court date.

For eviction judgments entered in court or after a tenant defaults on a stipulated dismissal, the landlord can immediately receive a writ of restitution and deliver it to the sheriff. The sheriff then executes the writ by forcibly evicting the tenant, or confirming that they have moved out, within 10 days.

Even dismissed eviction filings stay on a tenant's court record for at least 2 years. An eviction record is publicly accessible and can impede a tenant's ability to secure housing that is decent, affordable, and safe.



# SERVICE UPDATE

# EDDP SERVICES IN Q4 2025 AND BEYOND

As discussed elsewhere in this report, federal Emergency Rental Assistance (ERA) funding ended on September 30, 2025. ERA funding previously made up the Eviction Diversion and Defense Partnership's (EDDP's) largest source of funding. As a result, in the final quarter of 2025, Tenant Resource Center is shifting some of the services offered under the EDDP for tenants in Dane County. Some of the EDDP's services are continuing unchanged, while others are new.

## Eviction Diversion Services

While much of the EDDP's work focuses on tenants with an active eviction case, our EDDP team also supports tenants whose housing stability is at risk but do not yet have an eviction case filed against them. In those eviction diversion situations, we may be able to provide many of the services, described below, that we provide to tenants with an eviction filing. The goals of the diversion side of the EDDP are to prevent an eviction from being filed and to help a tenant retain their current housing or move into stable housing.

## Services Before Court

TRC will continue to reach out to every tenant with an eviction case filed against them in Dane County. TRC staff members follow the Dane County Circuit Court's eviction calendar, collect available data on each filing, and create a client file for each case so that tenants have access to the necessary materials as needed when we are working to provide services.

When staff make contact with a tenant before an eviction case's initial hearing, they may provide a number of services:

- Housing counseling to answer questions about rental rights and responsibilities.
- Court navigation to explain what to expect at court and the steps involved in an eviction case.
- A referral to an EDDP partner attorney for potential free representation.
- Mediation to try to reach an agreement between the tenant and landlord.
- Referrals to other community resources and services.

## Services at Court

EDDP staff will continue to be present at every eviction hearing in Dane County. Team members work in the background to reach out to tenants to help them appear at their assigned hearing time, assist tenants with logging into their virtual hearings, and help troubleshoot access issues. A mediator from TRC's Housing Counseling Services program will also continue to be present at every eviction hearing.

During eviction hearings, EDDP staff will continue to provide court navigation services to tenants, such as explaining what is happening during the hearing and helping tenants understand stipulations and the outcomes of hearings. EDDP staff will be available to provide tenants with information about their rental rights, connect tenants with other TRC programs and community resources, make referrals to attorneys as needed, and answer any questions tenants or landlords might have.

## Services After Court

After court, the EDDP team will continue to reach out to tenants to make sure they understand what happened at court, required next steps and deadlines, and what resources may be available to the tenant. The team will also continue to support redaction clinics and make referrals to our EDDP partner attorneys to assist with redacting eviction court records; follow up with tenants to provide support with stipulation requirements; assist tenants with writing letters to prospective landlords about the circumstances surrounding an eviction judgment; and connect tenants with resources for moving and securing new housing.

## New Service: Short-term Case Management

Beginning in the fourth quarter of 2025, the EDDP team has also begun to offer short-term case management services to a limited number of tenants. Case managers provide the same services described above, but on a one-on-one basis with eligible tenants. In addition, the housing case managers provide more intensive assistance to enrolled tenants. This includes identifying the tenant's barriers to stable housing and working through those barriers; helping the tenant to find and keep

## SERVICE UPDATE: EDDP SERVICES IN Q4 2025 AND BEYOND (CONTD.)

stable housing; accessing available community resources, including applying for rental assistance if available; coordinating with landlords, attorneys, and services partners; providing guidance on moving and securing the return of a security deposit; creating individualized plans to stabilize housing; and providing ongoing follow-up to ensure tenants are able to remain in stable housing.

### Rental Assistance - Significantly Diminished Services

The fourth quarter of 2025 is our first quarter without federal

COVID-related emergency rental assistance since 2020. Going forward, TRC will have a much smaller amount of rental assistance available to tenants. Rental assistance funds are dramatically limited for the remainder of 2025. There will be more rental assistance available for a limited time in 2026 through a grant from Dane County. However, those funds will be a fraction of the amount TRC has distributed using federal COVID-19 funding in recent years. TRC will distribute more information about eligibility requirements and the timeline for this 2026 rental assistance shortly.

### TRC Locations & Services

**Main office: 2510 Winnebago St, Madison, WI 53704**

Drop in Hours (No Appointment Needed): Monday - Thursday 9 am to 6 pm

**Madison College Goodman South: 2429 Perry St, Madison, WI, 53713**

Walk In Hours: Saturday 10 am to 2 pm

**Sunshine Place (Sun Prairie): 1632 W Main St, #170, Sun Prairie, WI 53590**

Walk In Hours: Monday 8:30 am - 3 pm; Wednesday - Thursday 8:30 am - 5 pm

**Campus Office: 333 East Campus Mall (Student Activity Center), Room 4001**

Walk In Hours: Tuesday and Thursday 10 am to 4 pm



## PARTNER SPOTLIGHT: COMMUNITY JUSTICE INC.

### ABOUT COMMUNITY JUSTICE INC.

Community Justice Inc. (“CJI”) is a nonprofit law firm that offers affordable legal services for low-income families and individuals. CJI has represented 620 eviction cases under the EDDP since January 2023. Attorneys Morgan Newcomb, Emma Ferguson, Nathaniel Kiehn, Louis Palmatier, and Steven Slack represented tenants during the third quarter of 2025.

### SERVICES AND OUTCOMES

	Q3 - 2025	SINCE 2023
Cases Represented	50	620
Motions to Redact*	21	300
Records Redacted*	21	283
Evictions Prevented	50	553
Stipulated Dismissals	42	229
Trials	5	85

\*Reported by EDDP Partner Organization.



## PARTNER SPOTLIGHT: LEGAL ACTION OF WISCONSIN

### ABOUT LEGAL ACTION OF WISCONSIN

Legal Action of Wisconsin (“LAW”) is the state’s largest non-profit law firm providing free legal representation for individuals and families across the state. LAW has represented 203 eviction cases under the EDDP since January 2023. Attorneys Heidi Wegleitner and Erin Kautz represented tenants during the third quarter of 2025.

### SERVICES AND OUTCOMES

	Q3 - 2025	SINCE 2023
Cases Represented	14	203
Motions to Redact*	6	107
Records Redacted*	6	90
Evictions Prevented	8	175
Stipulated Dismissals	5	78
Trials	1	55

\*Reported by EDDP Partner Organization.

\*\*Note: Legal Action of Wisconsin also takes eviction defense cases through its other programs. Additional information and program outcomes are available at [www.LegalAction.org](http://www.LegalAction.org)



# PARTNER SPOTLIGHT: UW NEIGHBORHOOD LAW CLINIC

## ABOUT UW NEIGHBORHOOD LAW CLINIC

The Neighborhood Law Clinic provides free legal help for tenants facing eviction. Clinical law students handle individual cases and engage in educational and advocacy outreach under the supervision of attorneys. The NLC has represented 212 eviction cases under the EDDP since January 2023.

## SERVICES AND OUTCOMES

	Q3 - 2025	SINCE 2023
Cases Represented	-	212
Motions to Redact*	8	176
Records Redacted*	7	168
Evictions Prevented	-	232
Stipulated Dismissals	-	88
Trials	-	13

\*Reported by EDDP Partner Organization.

## PARTNER HIGHLIGHT

New clinical law students in the UW-Law School's Neighborhood Law Clinic (NLC) started holding office hours at the Tenant Resource Center (TRC) every week. In order to become an attorney, law students have to do at least six credits of experiential education. In September, a new class of second- and third-year law students started to fulfill that requirement by actively practicing law in partnership with the TRC. Every week, the clinical law students and their supervising professors meet with families who are struggling with rental housing legal problems. Working with their supervisors, the students advise, counsel, and will even represent some families in court. In the first few weeks of the new school year, these clinic students spent 80 hours learning about substantive rental housing law and legal procedures, as well as interviewing skills and counsel practices. Next, they observed their professors, who are attorneys with many years of experience, meet with and counsel clients. Finally, as the first month concluded, the rest of the students' year kicked into high gear--students are now leading the interviewing and counseling sessions, signing client agreements, as well as drafting and filing documents in court. Students have assisted families facing eviction, facing housing discrimination, needing eviction records redacted, needing help getting out of leases due to abuse or other reasons, and living in uninhabitable homes. In all of these situations, the students have calmly listened, researched, and advised these clients about their legal rights and options. The nervous, inexperienced students who started this work only a month ago have gained tremendous insight, confidence, and skills. They will continue to develop those skills and continue meeting with families in need every week throughout the 25-26 school year.

# PARTNER SPOTLIGHT: H.R. WATSON LAW LC

## ABOUT H.R. WATSON LAW LC

H.R. Watson Law LC is the newest addition to join EDDP's partner attorney organizations. Started and run by Attorney Haley Watson, the law firm represents low-income individuals, primarily in housing. Watson has represented 56 eviction cases under the EDDP since the start of 2025.

## SERVICES AND OUTCOMES

	Q3 - 2025	SINCE 2025
Cases Represented	16	56
Motions to Redact*	25	44
Records Redacted*	25	42
Evictions Prevented	10	38
Stipulated Dismissals	8	21
Trials	1	6

\*Reported by EDDP Partner Organization.

## ADDITIONAL SOURCES AND READING

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