

EXECUTIVE ORDER NO. 8-17

MAYOR'S TASKFORCE ON EVICTION PREVENTION AND RESPONSE

WHEREAS, The City of Philadelphia is facing a housing crisis due to a shortage of safe and affordable housing for low-income renters, with lack of affordable housing identified as the lead cause of homelessness among families with children;

WHEREAS, Thousands of rental properties are in substandard condition and renters subjected to housing conditions that violate the City code may face displacement from their homes due to the severity of the conditions or as a result of landlord retaliation for renters reporting violations to authorities or exercising the legal right to escrow rent;

WHEREAS, The consequences of eviction are dire for low-income people: there is a deficit of affordable housing, and low-income families and individuals who lose their homes often end up in homeless shelters or in housing that is less affordable and more dangerous than the housing they must leave; and they suffer from loss of employment, missed schooling, and damage to physical and mental health;

WHEREAS, The collateral effects of eviction create stigma and can perpetuate homelessness through damage to renters' credit, including the use of tenant screening programs that blacklist tenants based on an eviction-related court record no matter the cause or outcome; and

WHEREAS, These dire consequences in turn result in significant costs to the City of Philadelphia in providing emergency and transitional shelter and social services, as well as dealing with the far-ranging effects of frequent and traumatic displacement on individuals, families, and neighborhoods;

NOW, THEREFORE, I, JAMES F. KENNEY, Mayor of the City of Philadelphia, by the powers vested in me by the Philadelphia Home Rule Charter, do hereby ORDER as follows:

SECTION 1. ESTABLISHMENT OF THE TASKFORCE; COMPOSITION

(a) The Mayor's Taskforce on Eviction Prevention and Response ("Taskforce") is hereby established in the Office of the Managing Director.

(b) The Taskforce shall consist of no more than 27 members, as follows:

(i) Up to 25 members shall be appointed by the Mayor, and shall have experience in housing, landlord-tenant matters, community and economic development, public health, government, legal services, property management, or other related fields; or otherwise represent key stakeholder interests.

(ii) The Executive Director of the Mayor's Office of Community Empowerment and Opportunity and the Director of the Office of Homeless Services shall be *ex officio* members of the Taskforce, and shall serve as its co-chairs.

(c) Appointed members shall serve at the pleasure of the Mayor, without compensation.

(d) The terms of all members shall end upon issuance of the final report under Section 2(c)(iii).

SECTION 2. WORK OF THE TASKFORCE

(a) The Taskforce shall make such investigation and inquiry as may be necessary for it to study, deliberate upon, and formulate recommendations to the Administration and City Council regarding reduction of the incidence of eviction from rental housing, and how effective supports may be provided for individuals displaced by eviction, with emphasis on the following:

(i) Developing a clear understanding of the Philadelphia eviction landscape, including who is impacted by eviction, documenting the eviction process, and identifying current services and policies;

(ii) Determining best practices, and identifying existing supports in the development and implementation of a comprehensive plan to significantly reduce evictions and their deleterious effects; and

(iii) Identifying additional resources necessary to support action and activities recommended by the Taskforce.

(b) The co-chairs shall set the time and place of the first meeting of the Taskforce, and further meetings shall be at such time and place, and on such topics, as the Taskforce shall direct. The Taskforce shall hold at least two meetings for the purpose of receiving public testimony.

(c) The Taskforce shall develop a Report and Recommendation as follows:

(i) Issue a draft Report and Recommendation by April 10, 2018;

(ii) Receive public comment, and hold at least one public hearing, regarding the draft Report by May 7, 2018; and

(iii) Issue its final Report and Recommendation by June 15, 2018.

(d) The draft and final versions of the Report and Recommendation of the Taskforce shall be posted at the time of issuance on the City of Philadelphia website.

SECTION 3. COOPERATION

All City Departments, Agencies, Boards, and Commissions shall cooperate with the Taskforce, and shall provide any assistance or data it may reasonably require.

SECTION 4. EFFECTIVE DATE

This Order shall take effect immediately.

9/26/17
Date

James F. Kenney
James F. Kenney, Mayor