

City of Philadelphia

Division of Housing and Community Development
January 2026

Right to Counsel: FY2026 Zip Code Expansion Analysis

Background

Philadelphia's Right to Counsel (RTC) program provides no-cost legal representation to income-eligible tenants facing eviction in designated zip codes. Pursuant to City Council legislation, the program has expanded progressively since its inception, with zip code selection guided by data analysis conducted by Reinvestment Fund. This document presents the data for the Fiscal Year 2026 expansion.

Methodology

Reinvestment Fund's analysis ranks each Philadelphia zip code on three indicators: (1) number of eviction filings (2024), (2) eviction filing rate (percent of renter-occupied households subject to an eviction filing), and (3) family poverty rate (2019-2023, most recent available).

Each zip code is ranked 1 through 46 on each indicator, with lower ranks indicating greater need or vulnerability.

The ranks for each indicator are also tallied into a combined rank, giving each indicator equal value – that is, family poverty is weighted the same as the number of eviction filings and the percent of renters facing an eviction. Because there are two eviction related indicators, evictions are more determinative of the combined ranking score.

Results

Tables 1, 2, and 3 provide the top five zip codes by number of eviction filings, eviction filing rate, and percent of families in poverty, respectively. Table 4 provides the values and ranks for each of the indicators as well as the combined rank score for the zip codes with the 20 lowest combined scores, i.e., the greatest combined need/uptake potential.

Table 1: Top 5 Zip Codes by Count of Eviction Filings, 2024

Zip Code	Count of Eviction Filings 2024	Filings Rank
19144*	1,059	1
19139*	701	2
19131	687	3
19121*	620	4
19143	583	5

Table 2: Top 5 Zip Codes by Eviction Filing Rate, 2024

Zip Code	Eviction Filing Rate 2024	Rate Rank
19154*	15.21	1
19153	8.93	2
19144*	7.53	3
19131	6.23	4
19137	6.15	5

* Zip code currently served by Right to Counsel (shaded rows)

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Table 3: Top 5 Zip Codes by Percent of Families in Poverty, 2022

Zip Code	% Families in Poverty	Poverty Rank
19140	34.53	1
19134*	33.28	2
19133	32.62	3
19132*	30.12	4
19121*	29.23	5

Table 4: Top 20 Zip Codes by Combined Index

Zip Code	Filings 2024	Filings Rank	Renter HH	Filing Rate %	Rate Rank	Poverty %	Pov. Rank	Combined Metric	Rank
19139*	701	2	11,825	5.93	9	26.01	7	18	1
19144*	1059	1	14,065	7.53	3	18.67	15	19	2
19131	687	3	11,025	6.23	4	23.08	13	20	3
19132*	411	10	6,759	6.08	6	30.12	4	20	3
19124*	551	6	9,260	5.95	8	25.76	8	22	4
19121*	620	4	11,085	5.59	13	29.23	5	22	4
19134*	532	7	10,080	5.28	16	33.28	2	25	5
19141*	422	9	7,327	5.76	11	27.68	6	26	6
19140	394	12	9,326	4.22	22	34.53	1	35	7
19120	396	11	7,549	5.25	17	23.90	10	38	8
19135	281	16	5,040	5.58	14	23.87	11	41	9
19143	583	5	13,600	4.29	20	18.56	17	42	10
19153	242	22	2,710	8.93	2	15.41	22	46	11
19104	488	8	16,405	2.97	30	23.93	9	47	12
19122	279	17	5,880	4.74	18	19.48	14	49	13
19151	277	18	4,815	5.75	12	16.50	20	50	14
19154*	381	13	2,505	15.21	1	5.75	37	51	15
19133	205	27	5,379	3.81	26	32.62	3	56	16
19138	215	25	4,573	4.70	19	17.48	18	62	17
19123	258	21	6,648	3.88	24	16.71	19	64	18

* Zip code currently served by Right to Counsel (shaded rows)

Data Source: Analysis prepared by Reinvestment Fund using Philadelphia Municipal Court eviction filing records (2024) and U.S. Census American Community Survey data (2019-2023). ACS data is not available for postal zip codes; instead, the analysis relies on the Census Zip Code Tabulation Areas (ZCTA) for the family poverty rate at the zip code level. For a more complete comparison of zip codes and ZCTA, see:
<https://www.census.gov/programs-surveys/geography/guidance/geo-areas/zctas.html>.