

## Right to Counsel Program Expansion: Zip Code Analysis Update

This brief presents a zip-code level analysis of need and potential uptake for no-cost legal services for tenants facing eviction in Philadelphia. This is an update to previous analyses and is designed to aid the City's zip code selection for expansion of the Right to Counsel program.

### Analysis Approach

In 2024 Reinvestment Fund's Policy Solutions team (Policy) used the same analytic approach as in prior years, based on the legislation guidelines. The analysis is based on three indicators for each zip code:

- (1) number of eviction filings (2023)
- (2) percentage of renter occupied households subject to an eviction filing
- (3) family poverty rate (2022 – most recent available)

All data sources are governmental and are therefore of known reliability.<sup>1</sup>

Once the data were gathered and organized at the zip code level, zip codes were assigned a rank of 1 through 46 (the total number of zip codes) on each indicator. For example, the zip code with the greatest number of eviction filings in 2023 (19144 - Germantown) was assigned a 1 and the zip code with the fewest eviction filings a 46 for the first indicator ranking.

We tallied ranks for each indicator 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. However, because there are two eviction related indicators, evictions are more determinative of the final ranking score. A top ranking on any one indicator did not necessarily put a zip code in the top ranking in the final combined index (e.g., the zip code with the highest eviction filing rate was 19154 in the Far Northeast, as it was in 2022, but its combined index rank was 13).

### Analysis Results

Table 1 provides the values and ranks for each of the indicators as well as the combined rank score for the zip codes with the 10 lowest combined scores, i.e., the greatest combined need/uptake potential. Because of tied rankings, there were 15 total zip codes in this group. Also see Maps 1 through 4. The five zip codes already served by the Right to Counsel program ranked first (19134-Kensington/Harrowgate), second in a three-way tie (19121-Lower North Philadelphia-West, 19139-West Philadelphia–Mill Creek/Haddington, and 19144-Germantown), and fifth (19132-Central North Philadelphia-West). The top ranked zip codes which are not currently served by Right to Counsel are 19124 (Feltonville/Juniata/Frankford) and 19141 (Logan/Ogontz).

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<sup>1</sup> We note that ACS data are not available for postal zip codes; instead, the Census creates a “generalization” of zip codes in Zip Code Tabulation Areas (ZCTA). Although we reference zip codes, in fact the data are for ZCTAs. For a more complete comparison of zip codes and ZCTA, see: <https://www.census.gov/programs-surveys/geography/guidance/geo-areas/zctas.html>.

Zip	Count of Evic. Filings 2023	Rank Evic.	Eviction Filing Rate 2023	Rank Evic. %	% Families in Poverty	Rank Pov.	Comb. Metric	Combined Rank Index: Need/Uptake
<b>19134</b>	557	5	5.5	10	36.2	1	16	1
<b>19121</b>	572	4	5.5	11	29.6	5	20	2
<b>19139</b>	658	2	5.6	8	24.8	10	20	2
<b>19144</b>	1020	1	7.8	3	19.5	16	20	2
<b>19124</b>	553	6	6.1	7	25.3	9	22	3
<b>19141</b>	448	10	6.2	6	28.4	6	22	3
19140	491	8	5.1	15	33.0	3	26	4
<b>19132</b>	381	12	5.3	13	31.7	4	29	5
19120	419	11	4.9	19	26.2	7	37	6
19143	613	3	4.4	22	20.8	13	38	7
19153	290	16	10.3	2	16.4	20	38	7
19131	508	7	4.8	20	22.4	12	39	8
19138	256	23	5.6	9	19.5	15	47	9
19151	273	19	5.6	9	16.1	21	49	10
19104	450	9	2.9	32	26.1	8	49	10

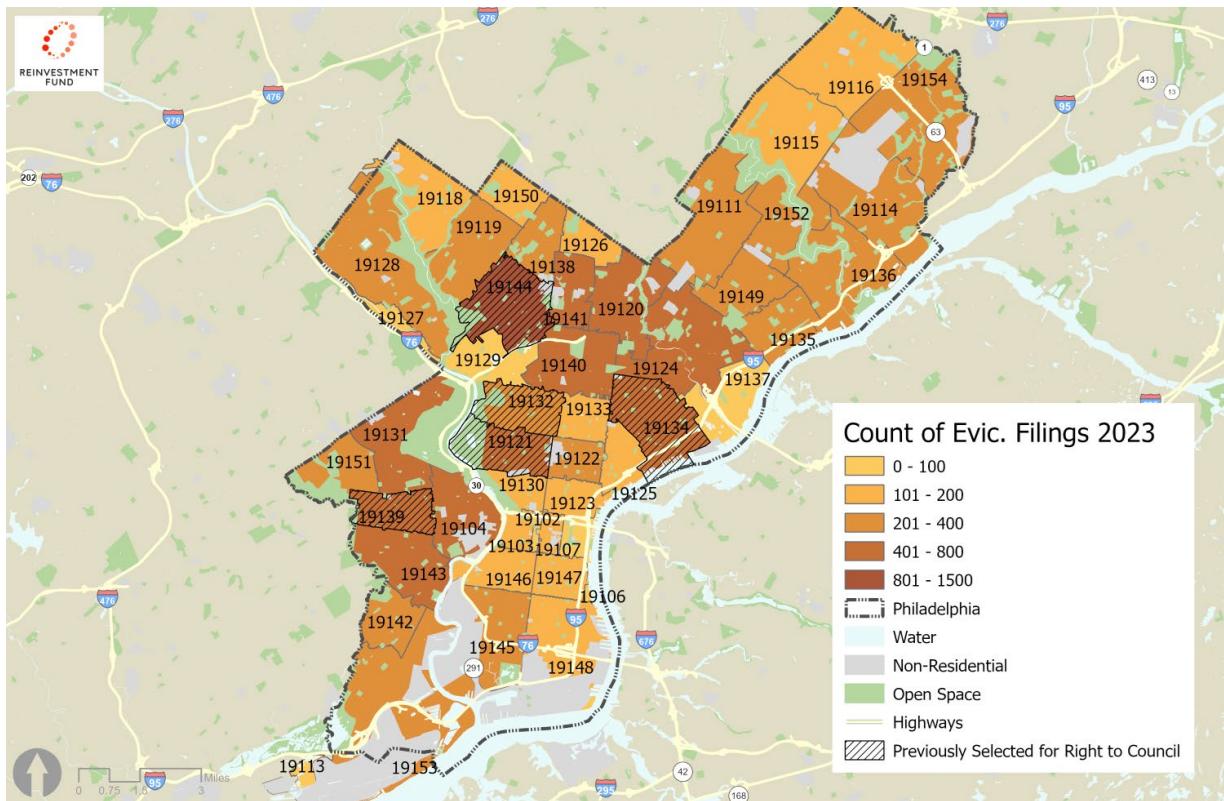
Table I: Need Indicators, Rank, and Combined Index Rank For Highest-Ranked Zip Codes, 2024

**Currently Served by RTC**  
**Top Ranked Unserved Zips**

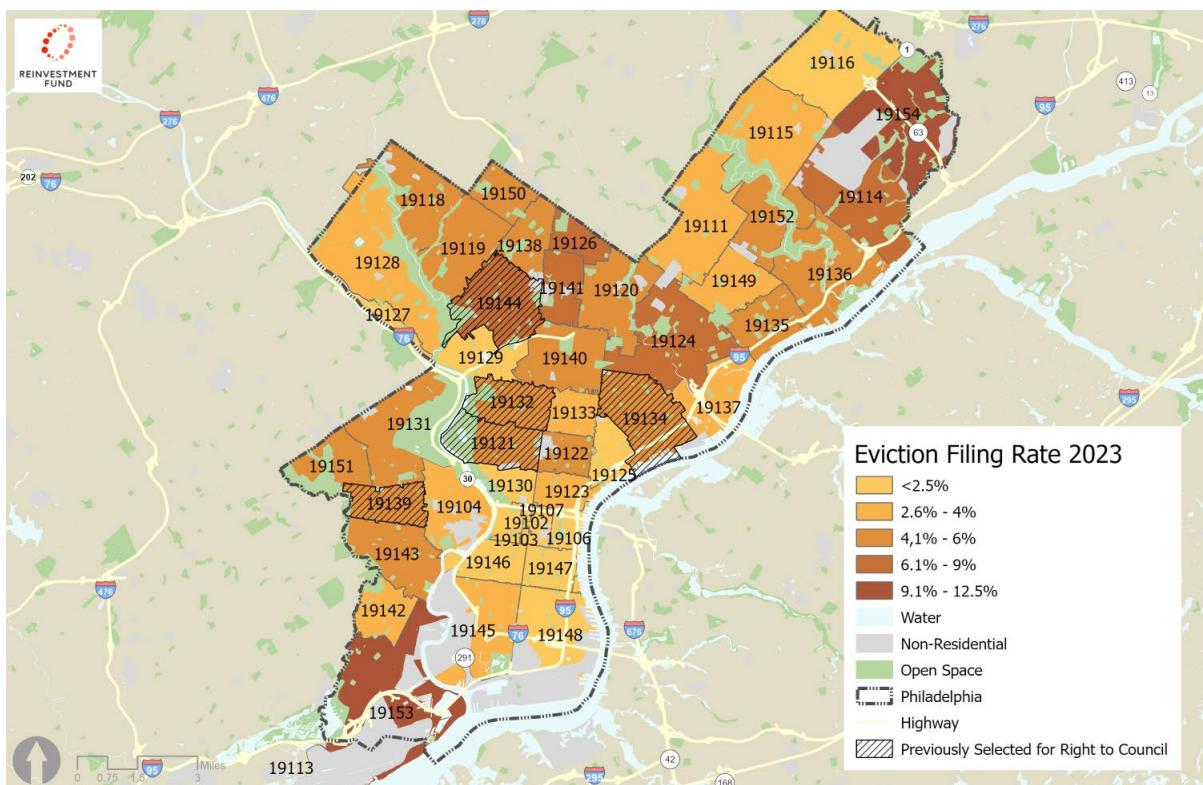
**Zip code 19124** crosses the neighborhoods of Feltonville, Juniata, and Frankford, where there were 533 evictions (ranked 6<sup>th</sup>), 6.1% of all renter households faced an eviction (ranked 7<sup>th</sup>), and 25.3% of families lived in poverty (ranked 9<sup>th</sup>). The zip code tied for 3<sup>rd</sup> on the combined rank index.

**Zip code 19141** includes neighborhoods on both sides of Broad Street north of the Roosevelt Boulevard such as Logan and Ogontz, where there were 488 evictions (ranked 10<sup>th</sup>), 6.2% of all renter households faced an eviction (ranked 6), and 28.4% of families lived in poverty (ranked 6<sup>th</sup>). The zip code tied for 3<sup>rd</sup> on the combined rank index.

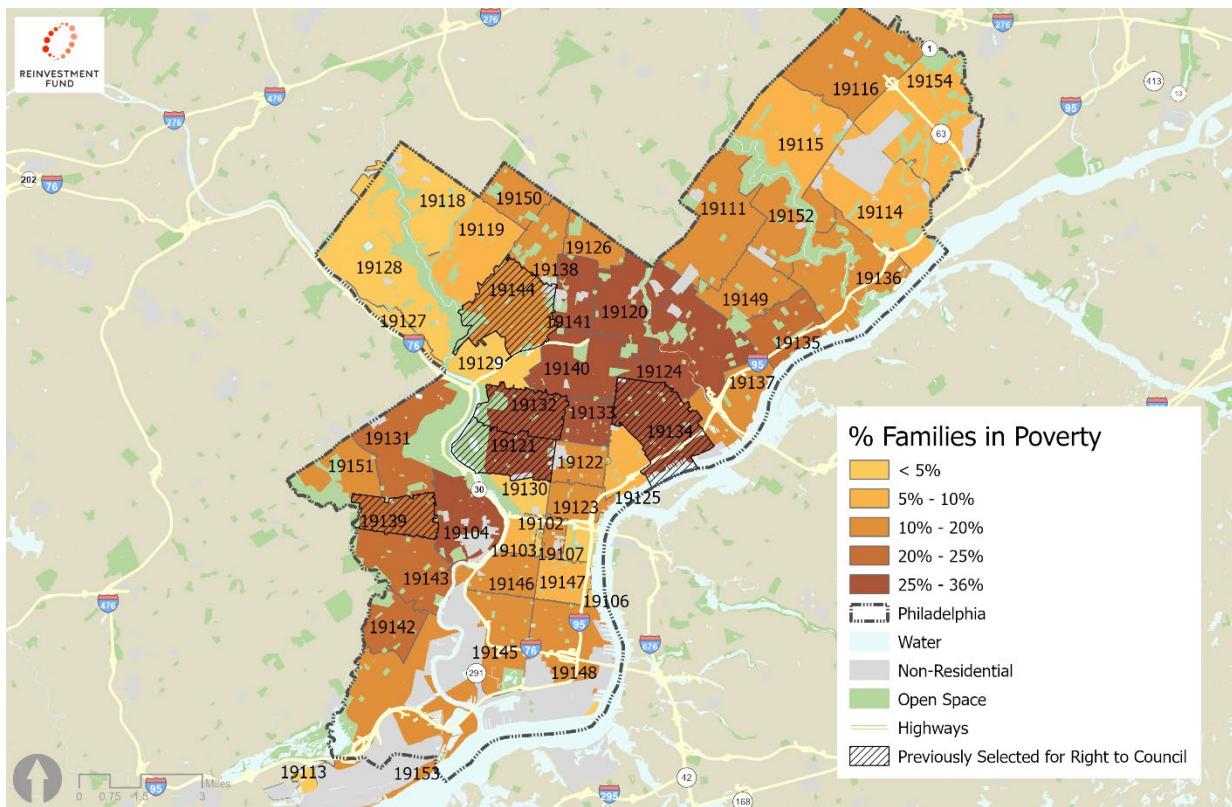
We note that further analysis of the data indicates that some zip codes not appearing in Table I have substantial need. Notably, 19154 had the highest eviction filing rate of all zip codes in the city (see Appendix 1) and has consistently ranked high on this measure each year. It also has a filing count (333) on par with zip codes in Table I. While 19154 has a relatively low family poverty rate (5.2%), the family poverty rate among renters (and thus eligibility) is likely much higher given the high homeownership rate in the zip code and the fact that Philadelphia renters generally have lower incomes than owners. Additionally, 19154 is located in an area of the City that currently does not have any Right to Counsel zip codes (see Appendix 2).



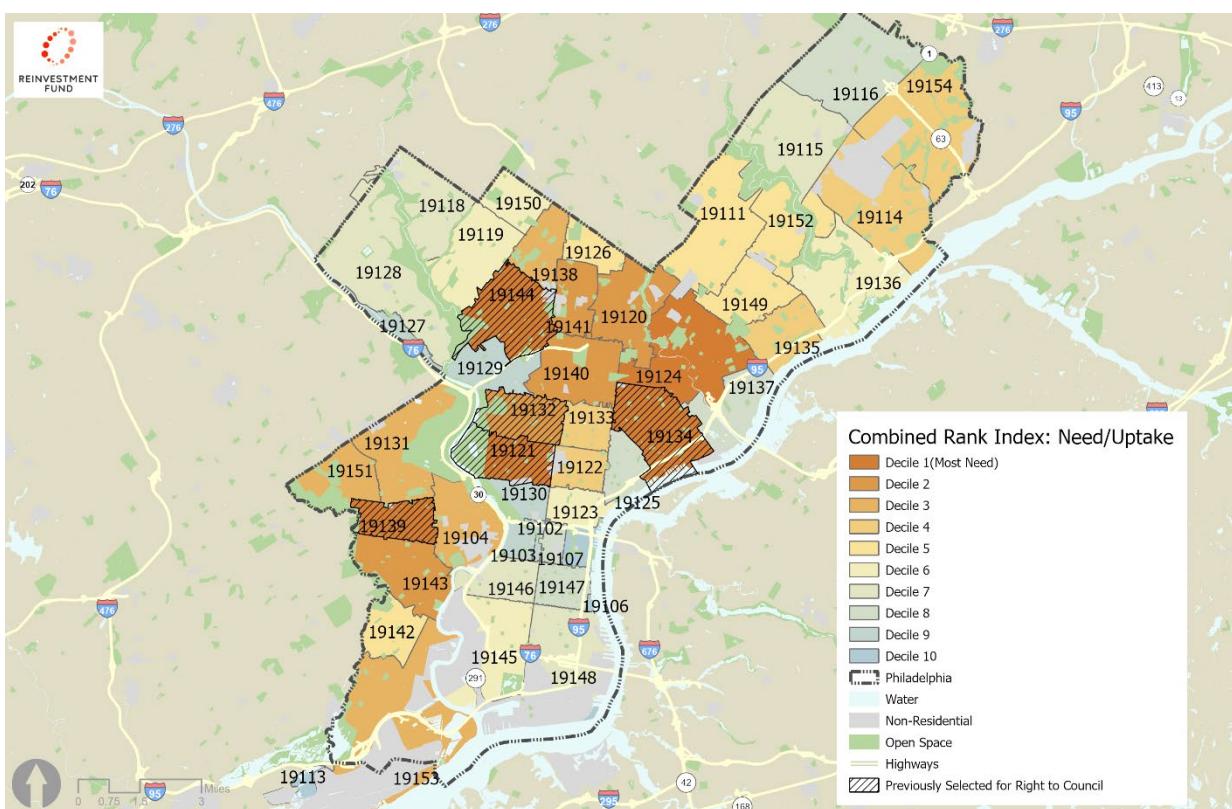
Map 1: Count of Eviction Filings, 2023, Reinvestment Fund analysis of court records.



Map 2: Estimated Percent of Renter Households Subject to an Eviction Filing, 2023, Reinvestment Fund analysis of court records and U.S. Census American Community Survey 2018-2022.



Map 3: Percent of Families with Income Below Poverty, U.S. Census American Community Survey 2018-2022.



Map 4: Combined Index of Need/Uptake, Reinvestment Fund analysis, 2024.

Appendix I: Top Zip Codes for Individual Indicators

Zip	Count of Evic. Filings 2023	rank evic	Combined Rank Index
19144	1020	1	2
19139	658	2	2
19143	613	3	7
19121	572	4	2
19134	557	5	1

Zip	Eviction Filing Rate 2023	rank evic %	Combined Rank Index
19154	10.6	1	13
19153	10.3	2	7
19144	7.8	3	2
19126	6.78	4	16
19114	6.4	5	14

Zip	% Families in Poverty	rank pov	Combined Rank Index
19134	36.16	1	1
19133	33.55	2	15
19140	33.02	3	4
19132	31.72	4	5
19121	29.55	5	2

## Appendix 2: Combined Index with Planning Area Boundaries

