

## Tech & Data Initiatives

- Make information sheets, notices, and official documents available in multiple languages and across different digital platforms as well as in print.
- Offer a series of videos, sample notices for rent increases and 60-day notices, and copies of ordinances on the website.
- Identify and engage landlords with a history of high eviction rates and building violations through a searchable database.
- Set and track affordable housing goals and gather data on supply and levels of affordability within that supply.
- Work with [affordablehousing.com](https://affordablehousing.com) to maintain a real-time listing of available affordable units throughout the county and streamline the process for accessing financial support for tenants to relocate into these units.



## Incentivize Resolutions

- ▲ Provide financial assistance for landlords experiencing financial hardship in exchange for maintaining affordability.
- ▲ Provide access to maintenance capital for owners of affordable housing.
- ▲ Offer landlords financial incentives to rent to households with vouchers, those exiting homeless shelters, vulnerable youth, and young adults exiting the foster system.

## Tenant Based Rental Assistance Program Development

- Improve rental assistance programs to target households based on need and vulnerability.
- Increase case management and navigator programs that assist tenants in accessing affordable housing and connecting them to financial resources, legal advice, employment programs, benefits, and other support.
- Create security deposit maximums to increase access for low-income households.
- Expand programs that create deeply affordable housing for extremely low-income households with incomes below 30% AMI.
- Provide shallow rent subsidies for households that require moderate financial assistance to make their housing affordable.

## Eviction Prevention Strategies



## Ensuring Housing Stability for All

### Community Services Department

810 Datura Street

West Palm Beach, FL 33401

(561)-833-CSD-WILL (273-9455)

<https://thehomelessplan.org/>



Palm Beach County  
Board of County Commissioners



## Policy & Law Innovations

- ▲ Develop policies requiring tenant screening companies to disclose the status or end result of an eviction.
- ▲ Increase transparency in landlord processes for accepting or rejecting rental applications, including limiting the use of eviction histories as the sole basis for denial.
- ▲ Pass state legislation to seal records and enact other court policies to restrict access to eviction records.
- ▲ Waive eviction filing or housing court proceeding requirement if eligible for local rental assistance

## Legal Service Initiatives

- Establish consistent in-person legal conferences through appointments with tenants at various locations throughout the county.
- Offer mediation services to residents and landlords.
- Provide negotiation and settlement assistance.
- Host one-off advice clinics or consultations, such as lawyers-for-a-day programs.
- Impose criminal or civil penalties for illegal evictions, such as lockouts, self-help, withholding services, utility shut-offs, etc., and work closely with law enforcement.

## Eviction & Diversion Program Development

- Offer diversion or mediation services to prevent families from lawfully removing a family member from home.
- Implement eviction prevention programs with co-located services, upstream of court filing.
- Create eviction diversion programs with comprehensive and holistic support services.
- Develop landlord-initiated eviction prevention programs.
- Offer residents phone and chat hotlines to discuss options, eviction processes, and other resources.
- Provide residents in public, nonprofit, and private housing access to social workers and eviction prevention counselors.

