

# NCSC Eviction Diversion Initiative Highlights from Year 1

## Alaska Court System

Statewide

The Alaska Court System launched a statewide, pre-filing eviction diversion program that offers virtual connections to mediators, legal aid and pro bono attorneys, and other supportive services throughout the state. [Administrative Order 98](#) establishes the program and requires housing providers to share a [Pre-Filing Information Sheet](#) with tenants when serving eviction notices or court papers. By creating a formal pathway to resolve landlord-tenant issues before filing, tenants and housing providers can reach agreements and access services without paying court fees or navigating the complexities of the court system.

## Michigan 54A District Court

Lansing, MI

The 54A District Court operates an in-court eviction diversion program that facilitates connections to legal aid, rental assistance, and financial counseling directly from the courtroom. The Eviction Diversion Holistic Facilitator meets with self-represented landlords and tenants to assess their legal and non-legal needs and to make targeted referrals both during and after court.

*Pictured at right:* Ulices Rosa, the Michigan 54A District Court's Eviction Diversion Holistic Facilitator, explains the eviction process to a self-represented landlord.



## 18<sup>th</sup> Judicial District, Kansas

Wichita, KS

The 18<sup>th</sup> Judicial District launched the first eviction diversion program in Kansas to expand access to resources earlier in the eviction court process. The Eviction Resolution Program Manager helps to bring community partners to the court's weekly answer docket where tenants can apply for rental assistance, get free legal advice, and access other community resources. Pro bono mediation services are also available before and during the court process, to help landlords and tenants work together to find the best possible resolution to their housing problem.



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## Allen County Superior Court

Fort Wayne, IN

*Pictured at left:* Tanya Twillie, the Allen County Superior Court's Eviction Diversion Initiative Facilitator, in the court's eviction diversion office.

The Allen County Superior Court changed the eviction process through [local rules](#) that establish an initial hearing date before moving an eviction case forward. Instead of appearing in a courtroom before a judge at the initial court date, litigants now meet with the Eviction Diversion Facilitator to discuss their options and learn about resources. Cases are only scheduled for a second

court date in front of a judge if the parties are unable to resolve their dispute with the support of the Facilitator and community partners.

## Lawrence Township Small Claims Courts

Indianapolis, IN

The Lawrence Township Small Claims Court has added a Navigator and Eviction Diversion Facilitator to build upon the statewide Pre-Eviction Diversion Program established in [Supreme Court Order 21S-MS-422](#). Legal aid, mediation, rental assistance, and social services are now available onsite during the weekly eviction docket to provide immediate support to landlords and tenants. The program staff also partner with a local legal aid organization and private law firm to host eviction sealing clinics in community settings to help mitigate the harm of eviction for community members who have been evicted in the past and are eligible to have their eviction records sealed under state law.



*Pictured above:* Selena Dickson, the Lawrence Township Small Claims Court's Navigator, works with a self-represented landlord on an application for rental assistance funding.



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## Las Vegas Justice Court

Las Vegas, NV

The Las Vegas Justice Court [Rule 6.8](#) established a new eviction diversion program that uses a holistic, problem-solving approach to resolving housing disputes. The Court modified and made mandatory the [Tenant Answer](#) so it could function as a screening tool for county rental assistance and other financial assistance programs. Court staff review all Answer forms and contact eligible tenants for diversion appointments with supportive services staff who are present daily at the courthouse. Through a formal partnership with Clark County Social Services, eligible tenants receive help obtaining rental assistance, rehousing assistance, financial counseling, mediation, job training and placement services, and case management to help place them on a path towards long-term stability. By centralizing resources within the court and offering them earlier in the eviction process, the program gives landlords and tenants a better chance to avoid the cost and disruption of eviction and maintain their housing and financial stability.

## Hamilton County Court

Chattanooga, TN

*Pictured at right:* Yashika Ward, the EDI Housing Stability Facilitator, at a community outreach event for local landlords.

The Hamilton County Court and the City of Chattanooga worked together to launch a new, court-based diversion program to complement the court-adjacent program that was launched by the City of Chattanooga in 2020. The EDI Housing Stability Facilitator is available onsite during the eviction docket to screen tenants for rental assistance, affordable housing programs, and other services that may be available. Through the partnership with the City of Chattanooga, tenants who are referred from court receive expedited services. The Facilitator also hosts regular educational events in the community for small landlords and is currently developing a new mediation program that will offer pro bono mediation services to self-represented landlords and tenants.



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## **61<sup>st</sup> District Court**

Grand Rapids, MI

The 61<sup>st</sup> District Court hired two Eviction Prevention Facilitators to focus on community outreach and early intervention for landlords and tenants. The Facilitators work directly with litigants to move beyond the immediate legal program and to address the underlying issues. In partnership with a range of legal and other service providers, the Facilitators offer tailored referrals and interventions to help resolve housing problems without litigation. To raise awareness of the program and help tenants access resources as early as possible, the Clerk's office has started mailing diversion information to all tenants immediately after a case is filed, even before they are served with court papers. The court's eviction diversion program recently received a grant that will expand the scope of services and allow the program staff to offer targeted financial assistance to landlords and tenants in the form of rental assistance, relocation assistance, or landlord incentives.



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