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PHOTO: TONY WATSON/SHUTTERSTOCK

SAVE THE DATE  
**SRLN2020**

THE CONFERENCE THAT BRINGS TOGETHER DIVERSE  
**ACCESS TO JUSTICE INNOVATORS**  
TO IMPROVE SERVICES FOR THE SELF-REPRESENTED  
AND CLOSE THE JUSTICE GAP THROUGH REFORM

NASHVILLE  
**TN**  
MARCH 5-6

# Overview of Presentation

Leading questions:

- What can court data tell us about community A2J problems?
- How can we use court data to improve direct services?
- How can we use court data to inform advocacy efforts?



Presentators:

**Carlos** - drummer, policy wonk, giver of impromptu quizzes, blah, blah, blah...admin data; MC

**Dan** - one time oboist; coder, scraper, muckraker; presenter of TN eviction data from court records, entrepreneur

**Jonathan** - guitarist, lawyer, long-time tinkerer and coder, central node in legal tech world with lots of pr examples

# Warm-Up Game:

## *Spot the Administrative Data*

Which of the following images provides the best example of an administrative data collection?

A



Court Records

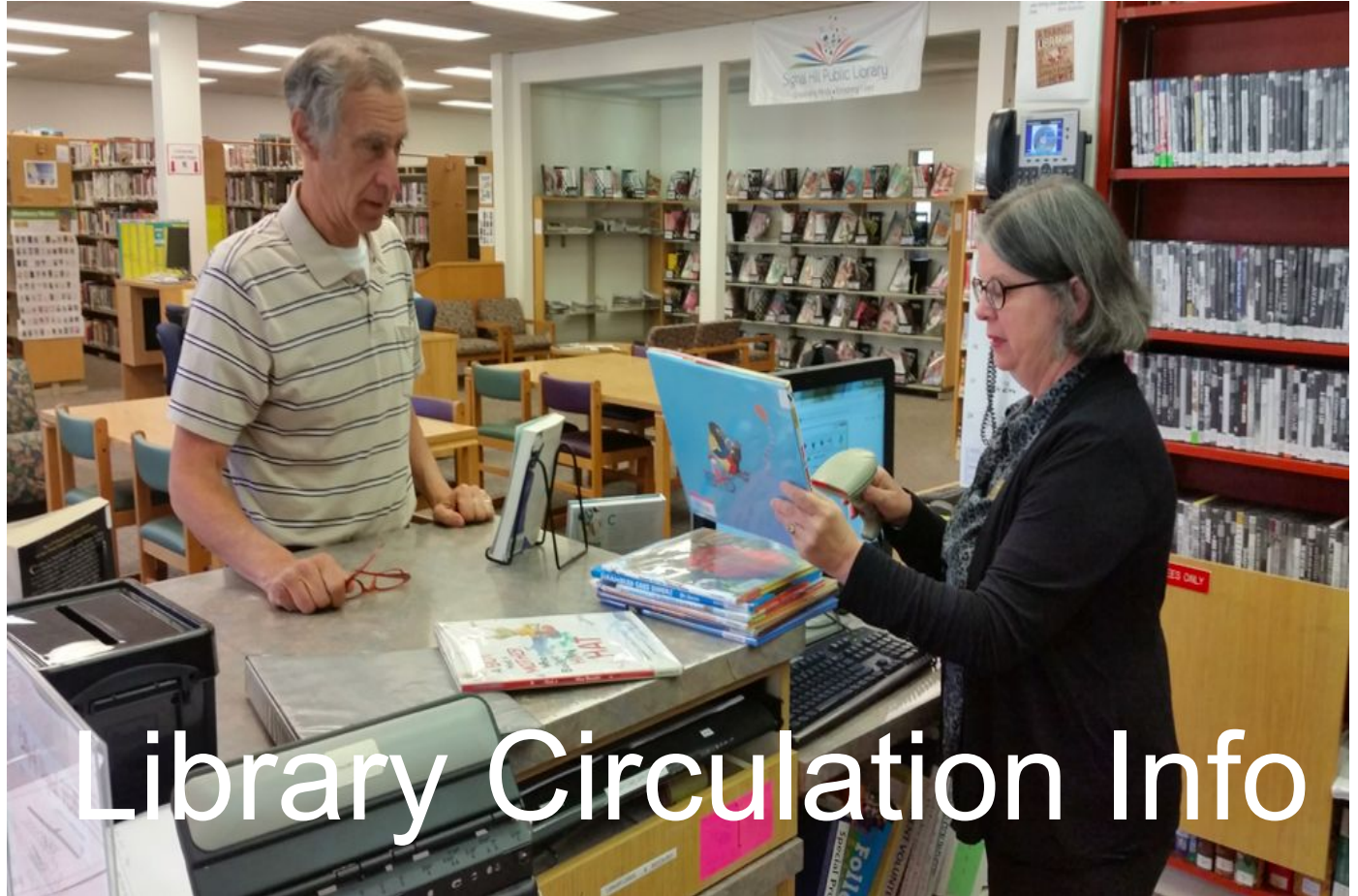


# Speeding Tickets

**B**



C



Library Circulation Info

D



# Medical Records



E





<p align="center"><b>Made Data</b> Experimental</p>	<p align="center"><b>Made Data</b> Observational (e.g. Social Surveys)</p>	<p align="center"><b>Found Data</b> Administrative Data</p>	<p align="center"><b>Found Data</b> Other Types of Big Data</p>
<ul style="list-style-type: none"> <li>• Data are collected to investigate a fixed hypothesis.</li> <li>• Usually relatively small in size.</li> <li>• Usually relatively uncomplex.</li> <li>• Highly systematic.</li> <li>• Known sample / population.</li> </ul>	<ul style="list-style-type: none"> <li>• Data may be used to address multiple research questions.</li> <li>• Data may be very large and complex (but usually smaller than big data).</li> <li>• Highly systematic.</li> <li>• Known sample / population.</li> </ul>	<ul style="list-style-type: none"> <li>• Data are not collected for research purposes.</li> <li>• May be large and complex.</li> <li>• Semi-systematic.</li> <li>• May be messy (i.e. may involve extensive data management to clean and organise the data).</li> <li>• Multidimensional (i.e. may involve multiple fragments of data which have to be brought together through data linkage).</li> <li>• Usually a known sample / population.</li> </ul>	<ul style="list-style-type: none"> <li>• Data are not collected for research purposes.</li> <li>• May be very large and very complex.</li> <li>• Some sources will be very unsystematic (e.g. data from social media posts).</li> <li>• Very messy / chaotic.</li> <li>• Multidimensional (i.e. may involve multiple fragments of data which have to be brought together through data linkage).</li> <li>• Sample / population usually unknown.</li> </ul>

# What do these administrative data collection efforts have in common?

- They all identify and record the names of individuals
- Contain address information
- They record important transactions/events, debts owed/paid, services rendered, health status
- They are comprehensive and ongoing
- They result in very **large databases**

# Administrative Data Opportunities



- **Size** - Administrative social science data will generally provide much larger sample sizes than social surveys
- **Access to Unique Populations of Interest**
  - groups who may be the least likely to take part in primary social science research (e.g. individuals from disadvantaged social groups).
  - studying issues that individuals might be reticent to disclose to a primary researcher (e.g. evictions, foreclosures or debt).
- **Robust Enough for Quasi-Experimentation**

# Administrative Data Challenges



- **Rarely Contains Everything You'd Like it to Have** - Things that are important for policy and planning are not always reflected in the admin data collection, if when the agencies operate in the same domain.
- **Not Always Internally Consistent** - There is often a lack of consistency in data that is collected over time
- **Still Tough to Access** - Institutions that hold administrative data do not always want us mucking around with their data.... Even when the data is considered public.



Dude, look  
court data!



## Docket Report Results

Report Selection Criteria

Case ID: 1346405  
 Docket Start Date:  
 Docket Ending Date:

Case Description

Case ID: 1346405 - CAPITAL ONE BANK V A SMITH -*Non-jury Trial*  
 Filing Date: Monday, March 09th, 2009  
 Type: 14 - CIVIL WARRANT- OTHER  
 Status: \*DPPC - DISMISS W/PREJUDICE PLT COST

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case Parties

Seq #	Assoc	Expn Date	Type	ID	Name
1	3		PLAINTIFF	<a href="#">CAPONESHB</a>	CAPITAL ONE BANK
Address:		P.O. BOX 3397 Little Rock AR 72203		Aliases:	none
2			DEFENDANT	<a href="#">@S07761</a>	SMITH, A
Address:		600 S SOMERVILLE ST APT 125 Memphis TN 38104		Aliases:	none
3		1	ATTORNEY FOR PLAINTIFF	<a href="#">H38400</a>	BRYAN E HOSTO, HOSTO & BUCHAN PLLC
Address:		P O BOX 3397 LITTLE ROCK AR 72203		Aliases:	none

Docket Entries

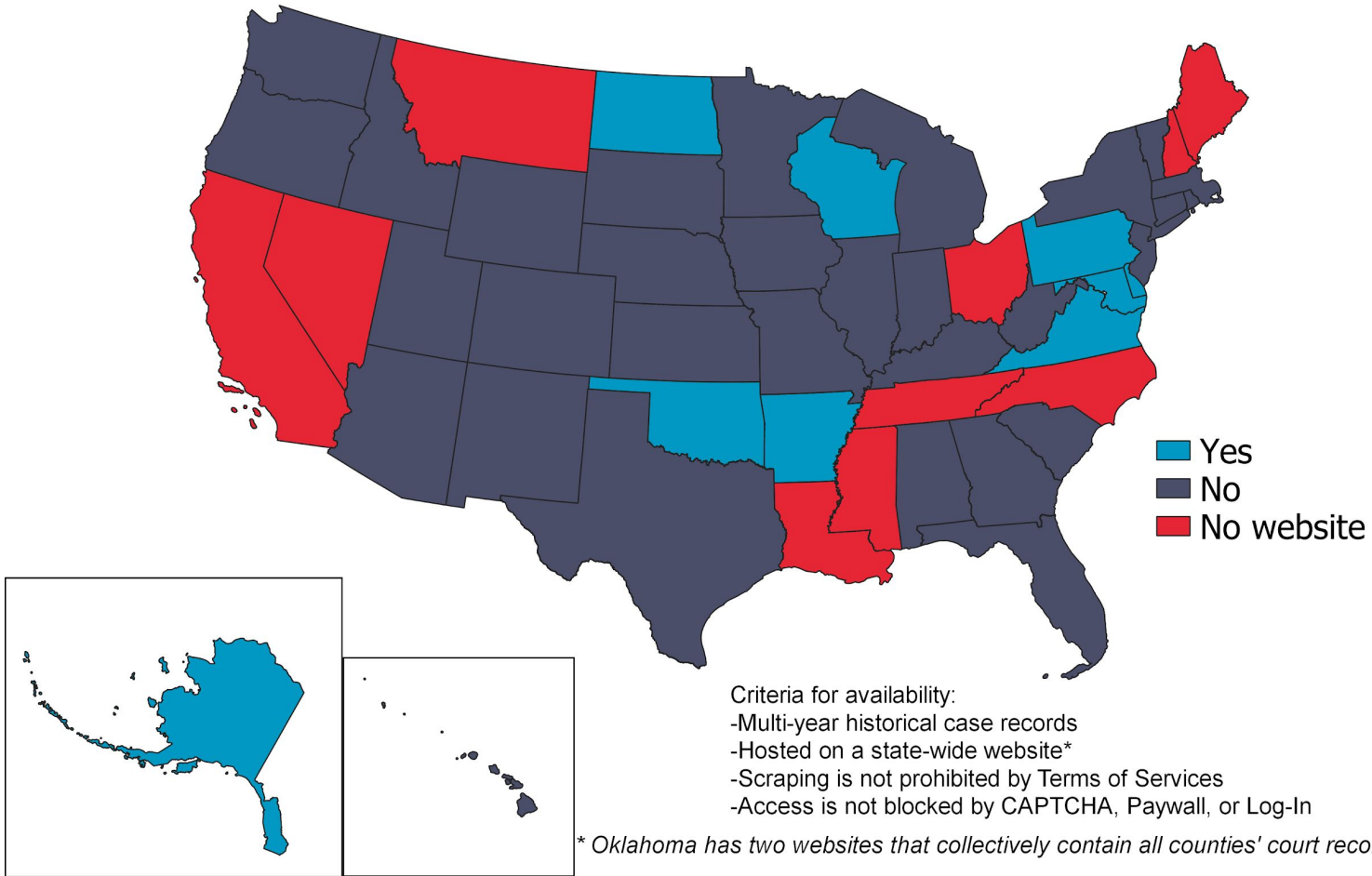
Filing Date	Description	Name	Monetar
09-MAR-2009 09:43 AM	CIVIL WARRANT OTHER		
Entry:	none		
09-MAR-2009 09:43 AM	PPSV FEES - PREIMB	SMITH, A	
Entry:	ALIAS - ECOX		
09-MAR-2009	REIMB-CIVIL WARRANT OTHER	SMITH, A	

- Case:**  
 -Number  
 -Title  
 -Type  
 -Date Filed  
 -Status

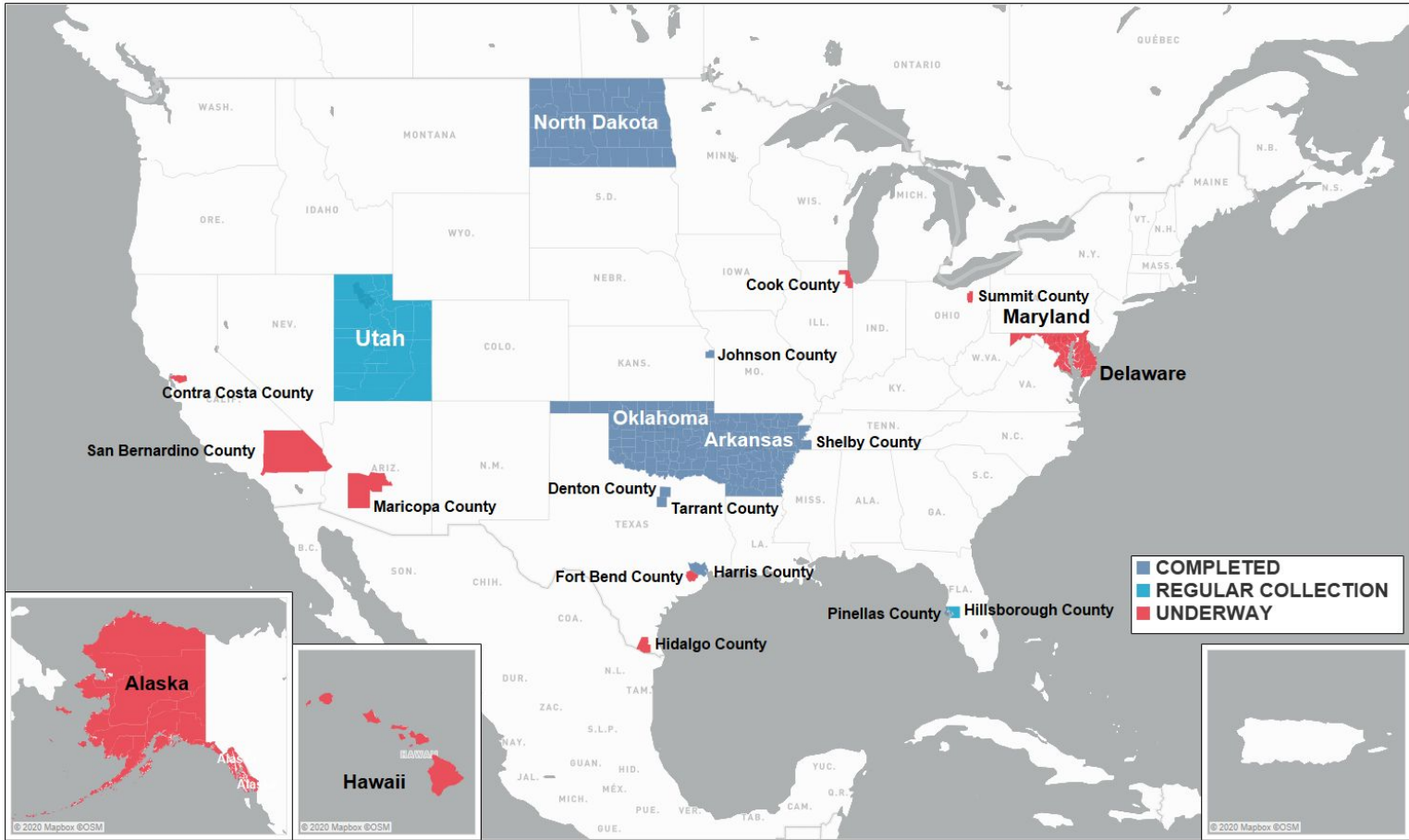
- Parties:**  
 -Name  
 -Type  
 -Unique ID Number

- Docket Events:**  
 -Demand Amounts  
 -Actions

# Court Data Availability via Statewide Portals, 2020



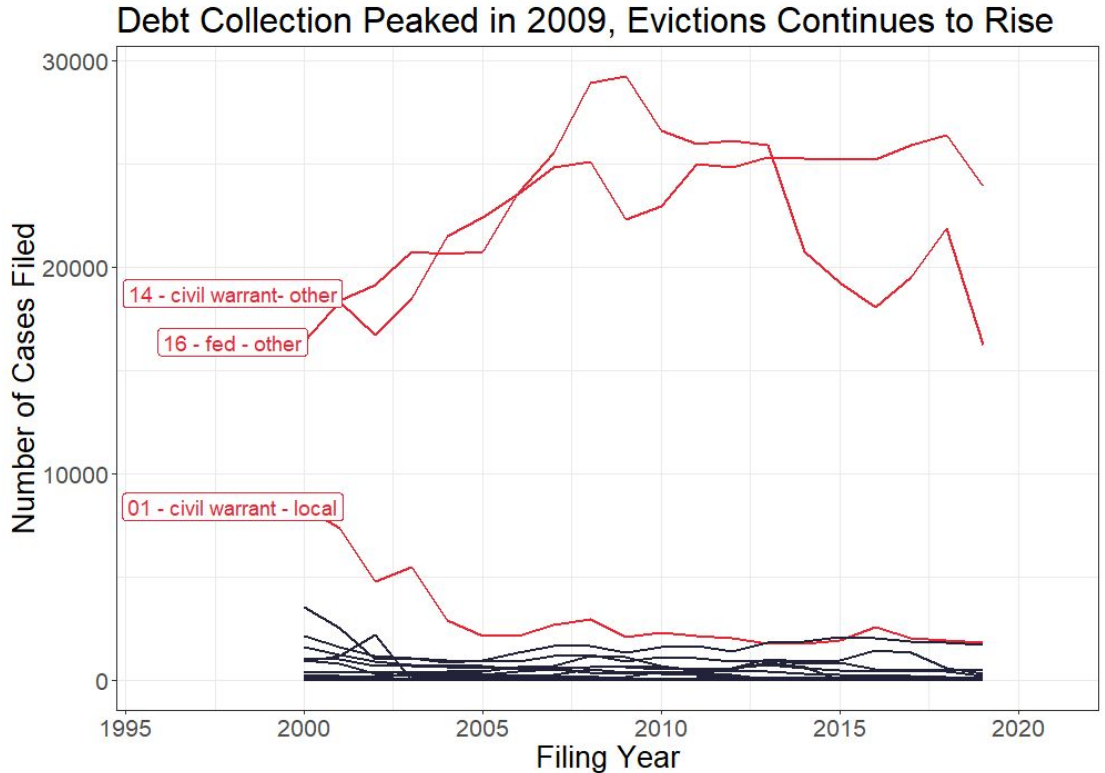
# 20 Million Civil Cases in the States and Counties of 40 Million Americans



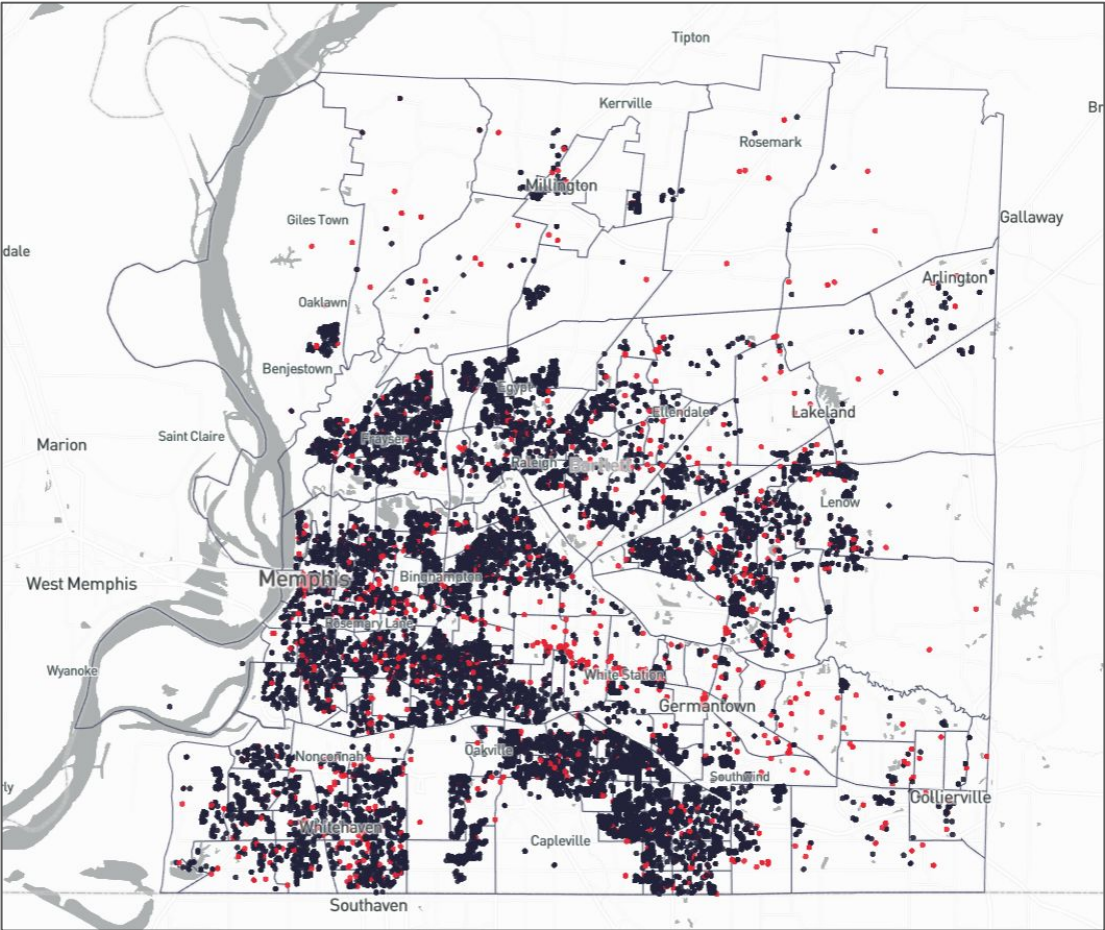


# Trends in Civil Cases for Shelby County, TN, 2000-2019

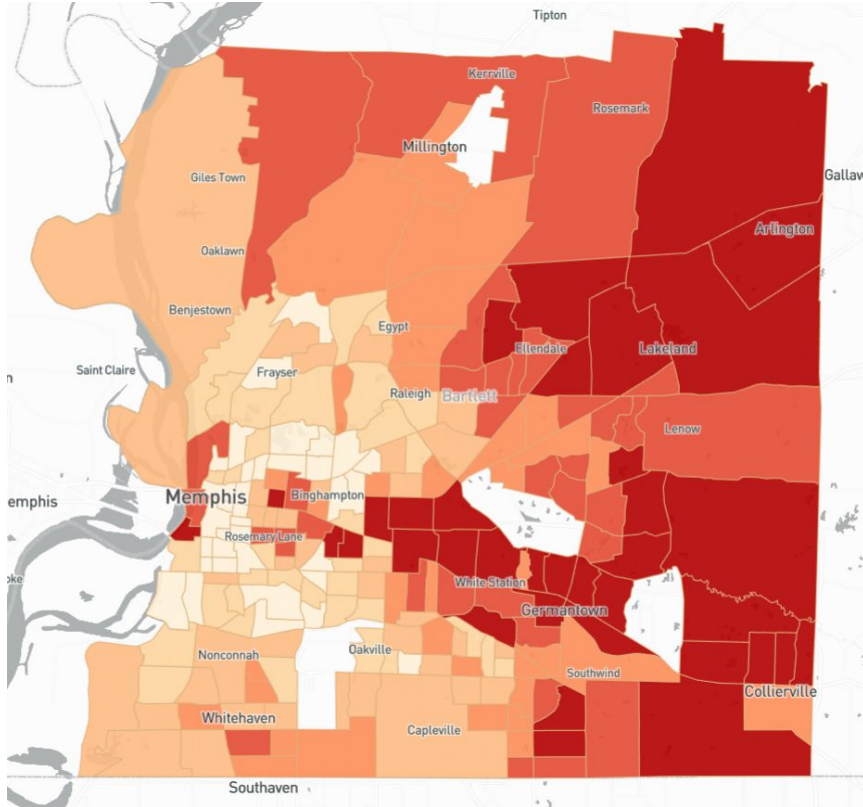
- Largest City: Memphis
- County Pop: 937,000 (2017)
- Civil cases scraped: 1,084,000 (2000-2019)



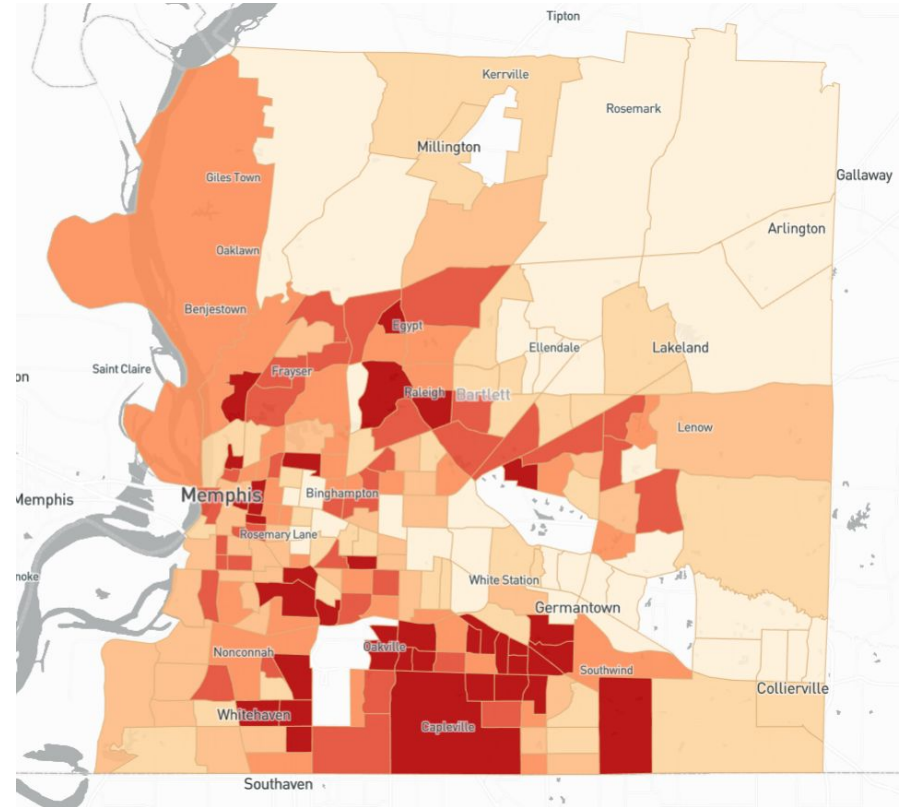
# Distribution of Plaintiffs and Defendants in Eviction Cases, 2018



# Comparison of Income to Eviction Cases per 100 Residents, 2018

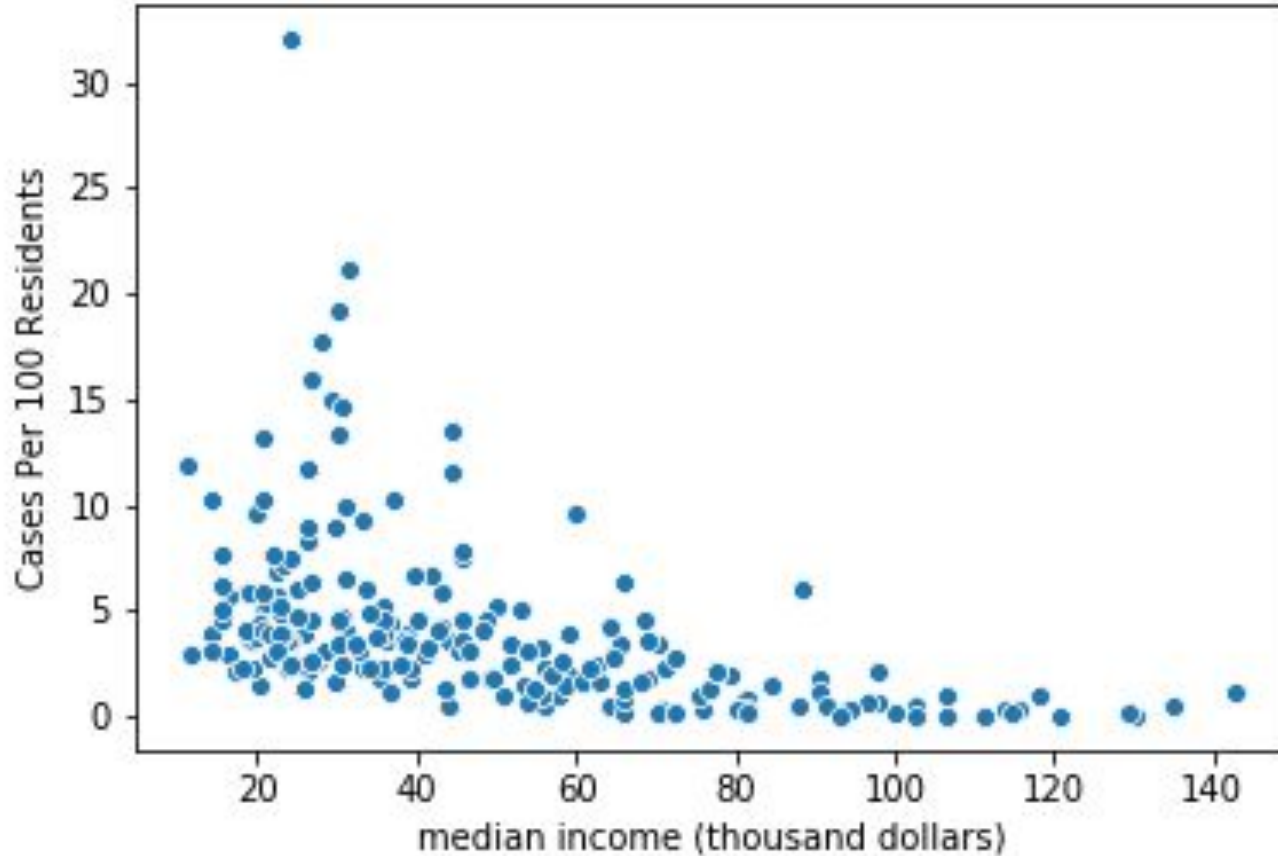


**Darker Color = Higher Median Income**



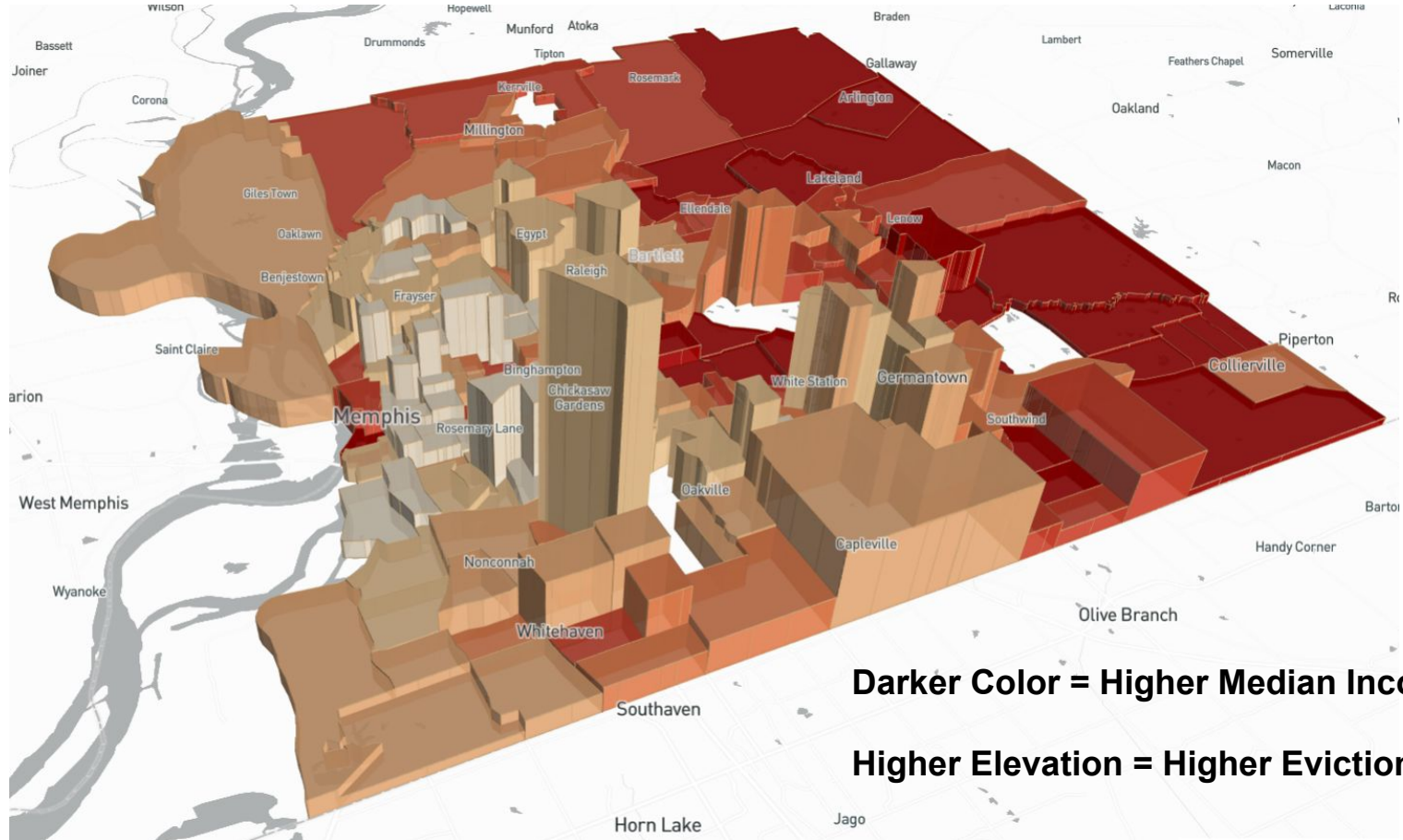
**Darker Color = Higher Eviction Rate**

# Comparison of Income to Eviction Cases per 100 Residents, 2018

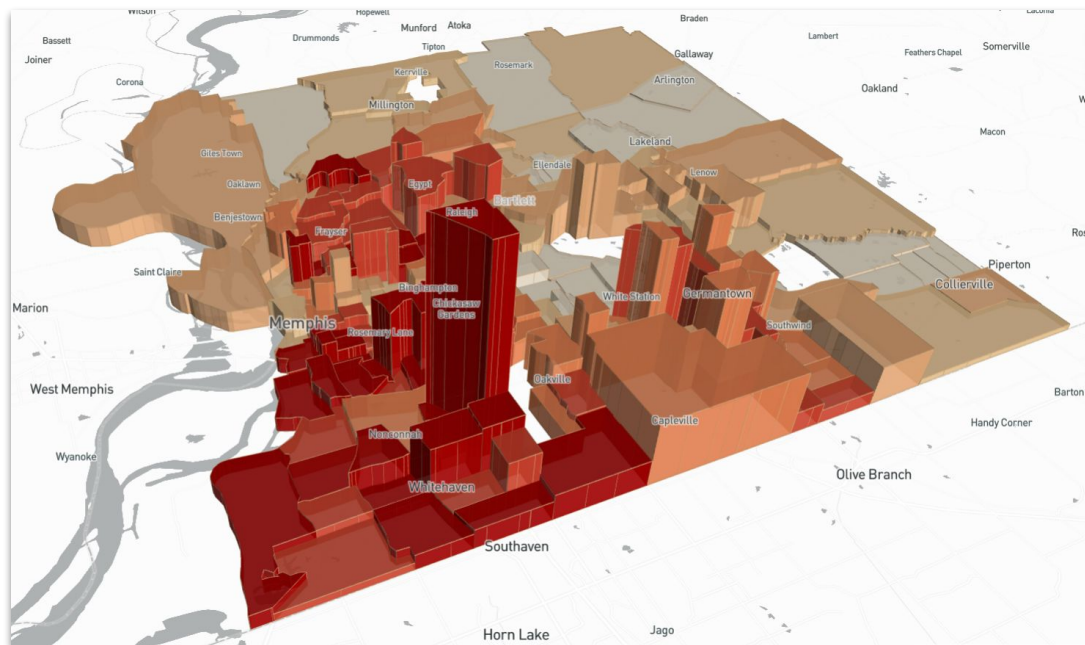
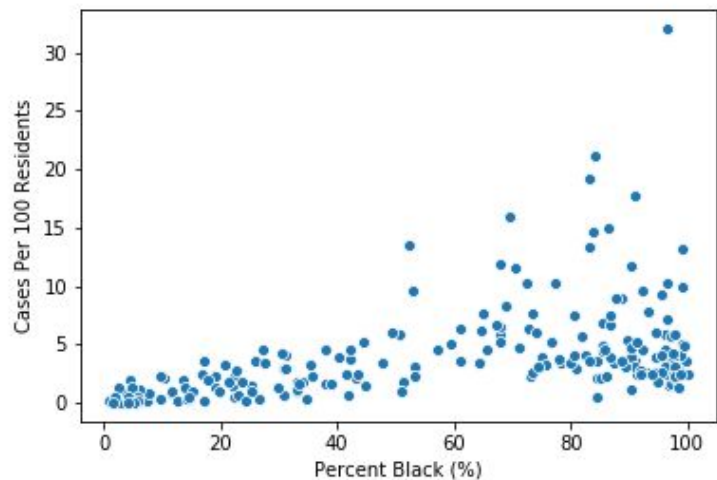




# Spatial Distribution of Eviction Cases per 100 Residents in Shelby County, 2018

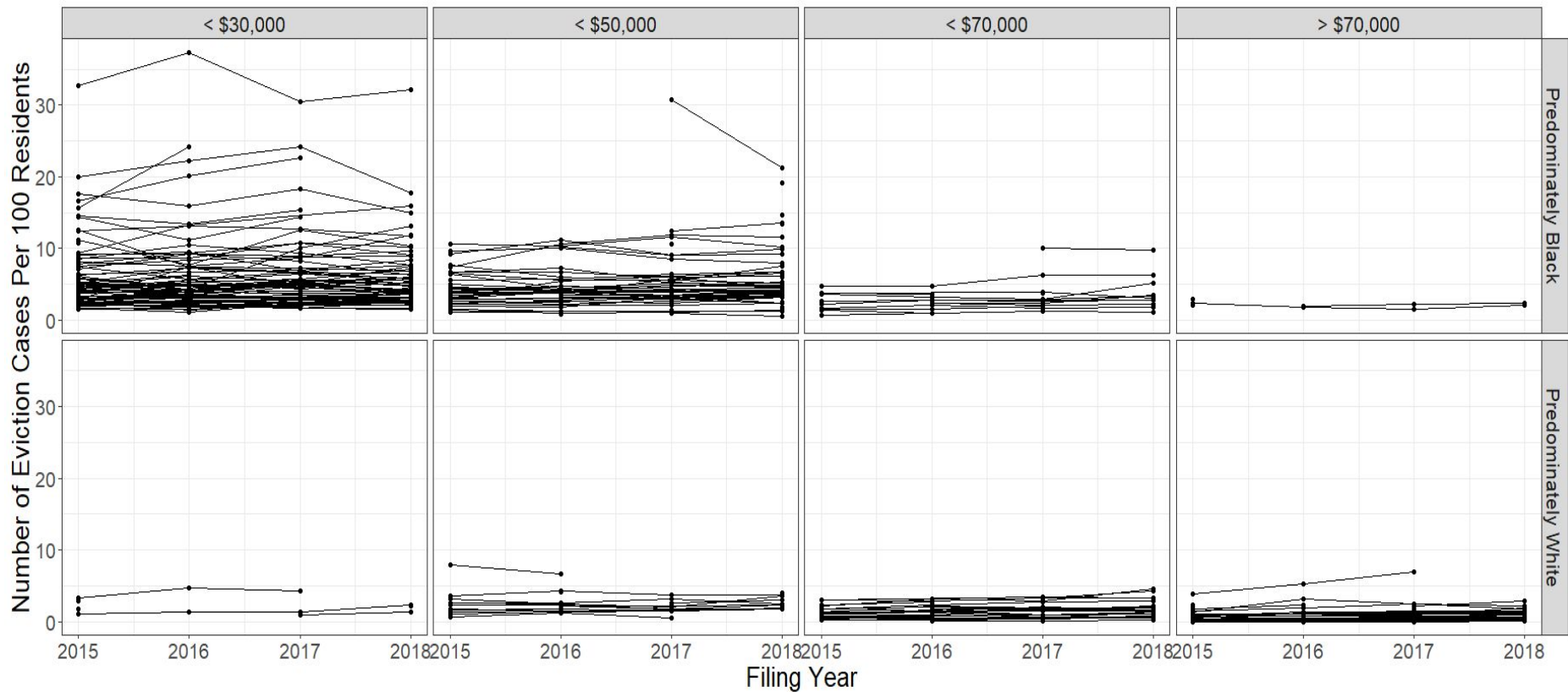


## Examining the Relationship Between Racial Concentration and Eviction Cases, 2018



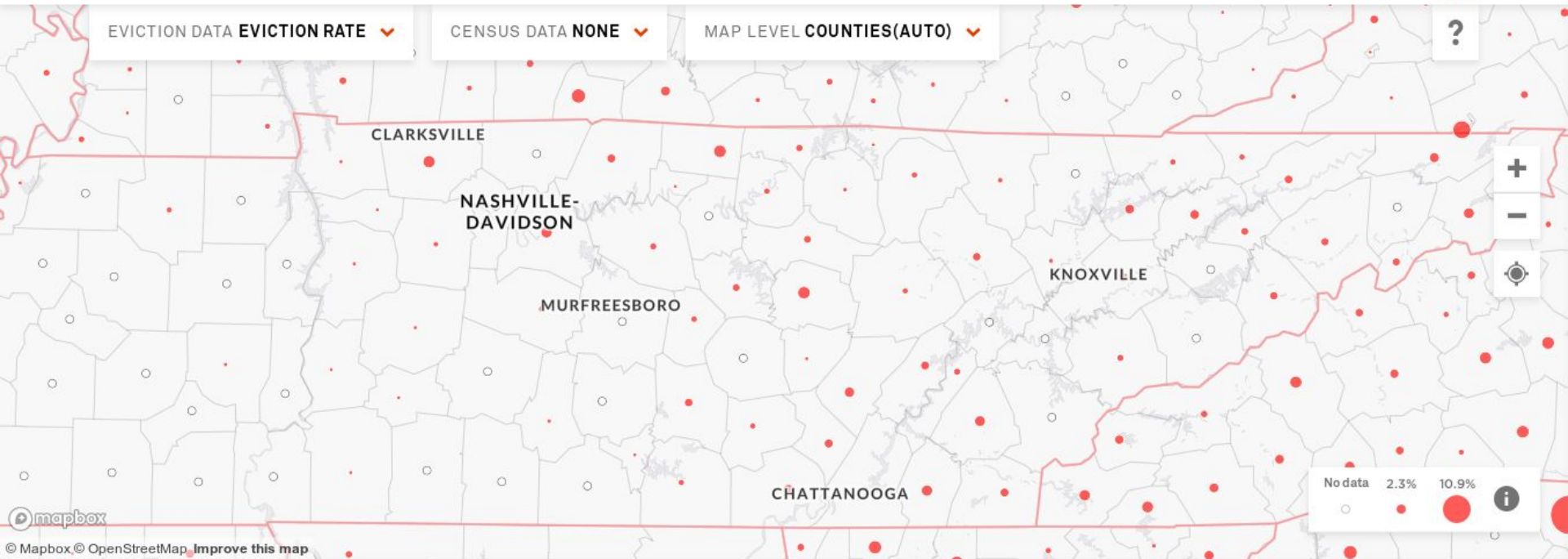
**Darker Color = Higher Black Population**  
**Higher Elevation = Higher Eviction Rate**

# Eviction Rates for Predominantly Black and Predominantly White Census Tracts by Income and Time, 2015 - 2018



## Court Data Holds Value For Access to Justice

- In Shelby County, we were able to:
  - Compare court proceedings across case types and time
  - Link court cases to their local communities
  - Identify unique and disparate impacts of eviction on communities
- More broadly, this data can provide:
  - Practitioners and local governments with insights to create targeted interventions to better address issues in their local communities
  - Court systems with insights on the impact of and outcomes for self-represented parties to inform processes and policies



2000

2016 2016

Comparing across jurisdiction and time



# Understanding a problem through exploration

Area:

Pennsylvania

Metric:

Lawsuit rate

Year:

2010

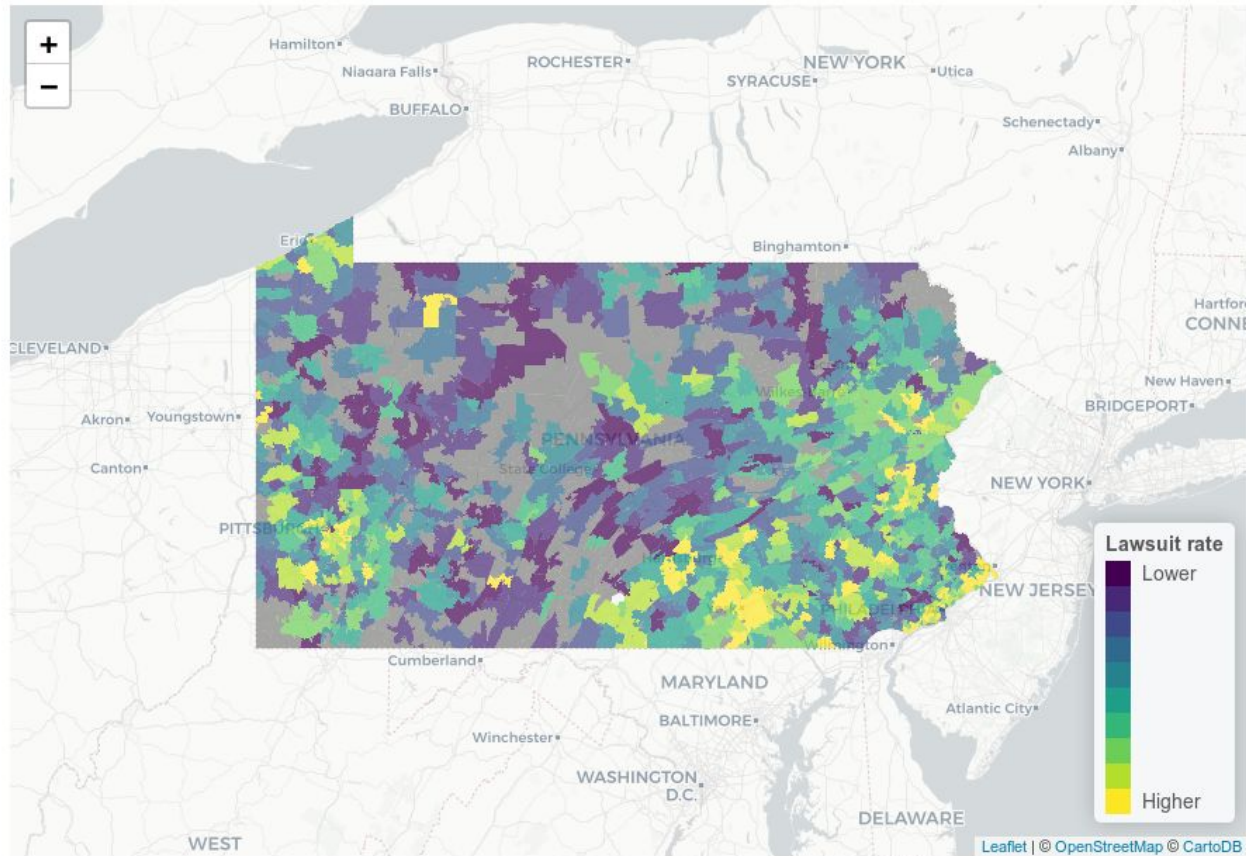
2016

2010 2011 2012 2013 2014 2015 2016

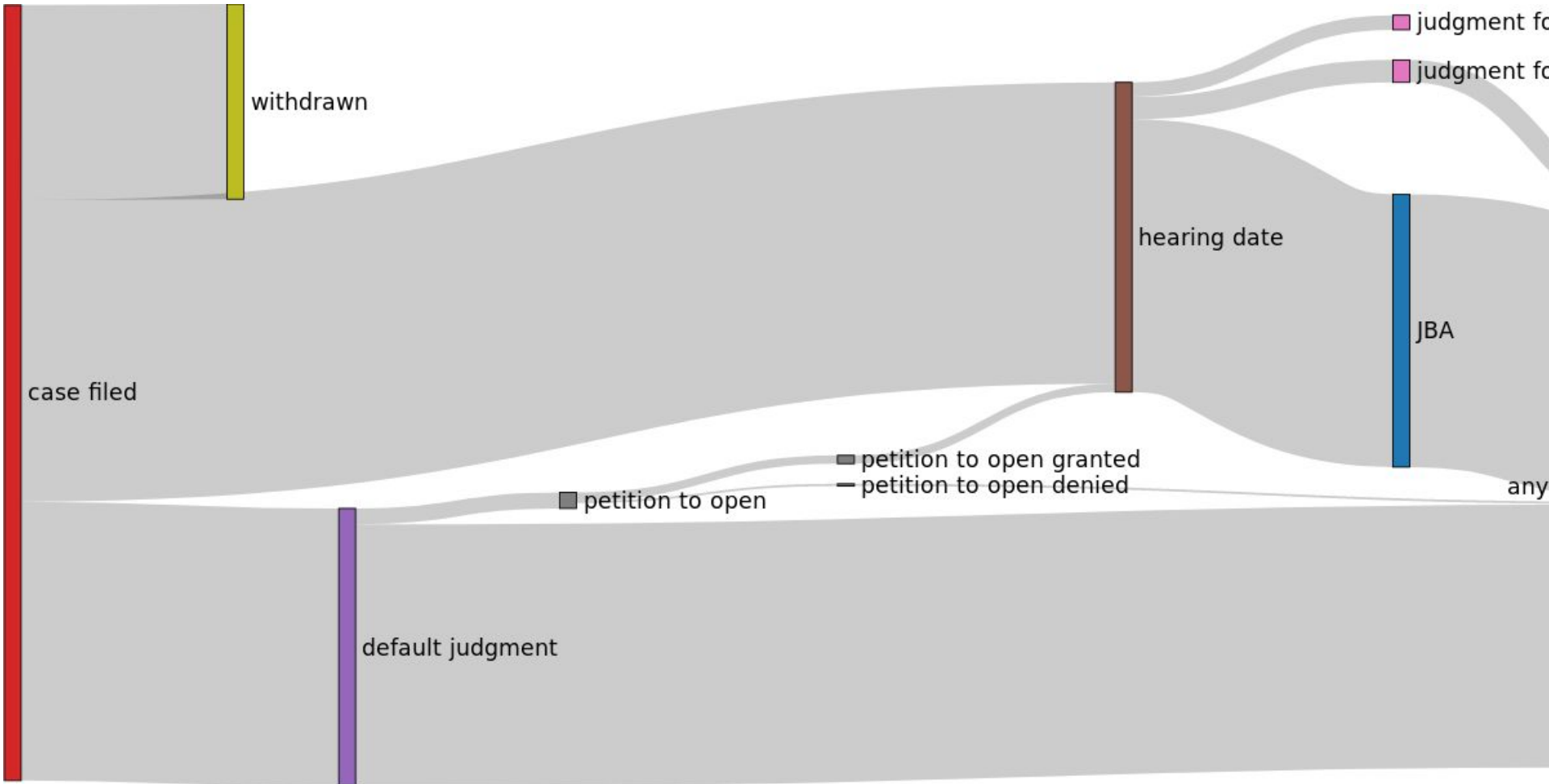
This map visualizes which areas have the highest rates of eviction lawsuits. (This might be very different from the number of forced moves, since some landlords engage in self-help eviction.) The "lawsuit rate" is the number of eviction lawsuits in an area divided by the number of renter-occupied housing units in an area.



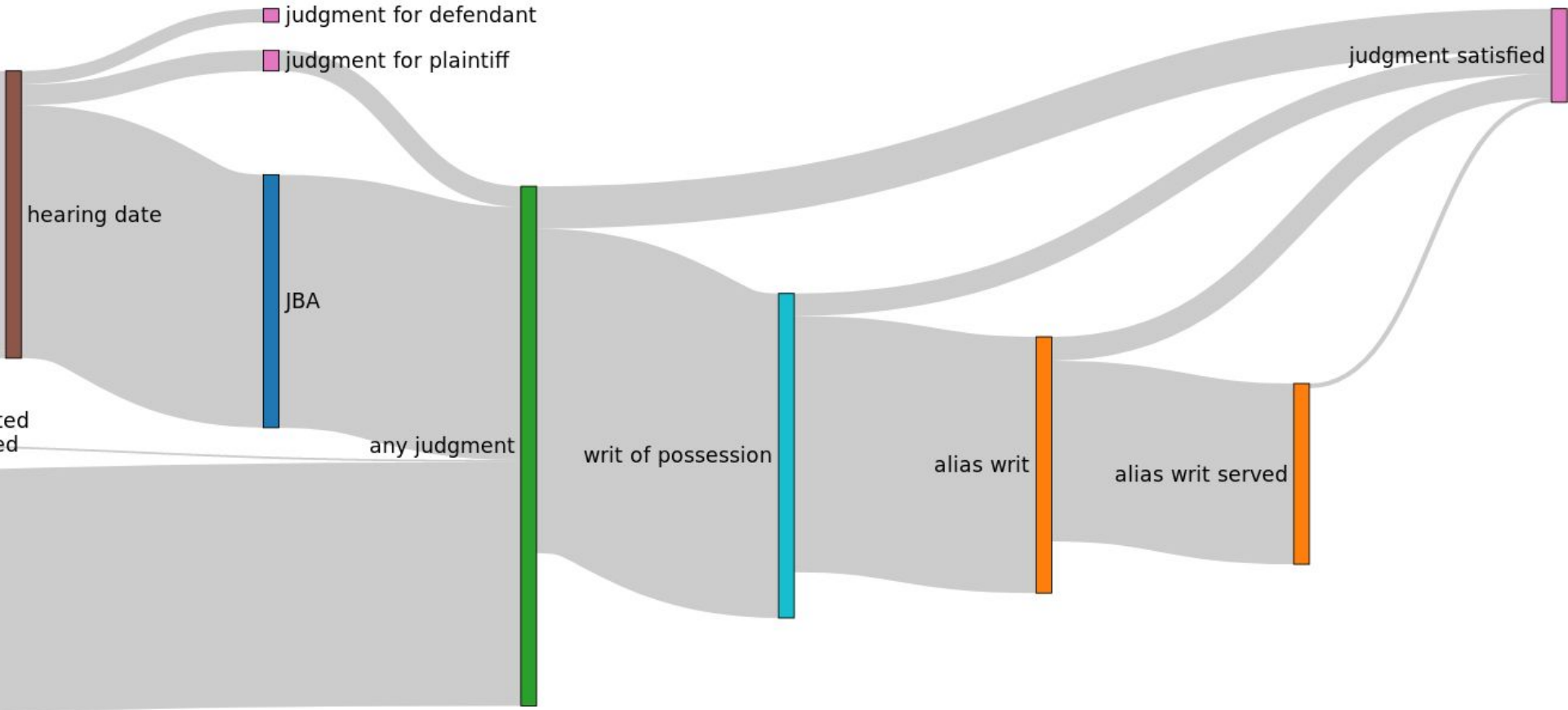
**PLA** | PHILADELPHIA  
LEGAL ASSISTANCE



Leaflet | © OpenStreetMap © CartoDB



Visualizing eviction case process

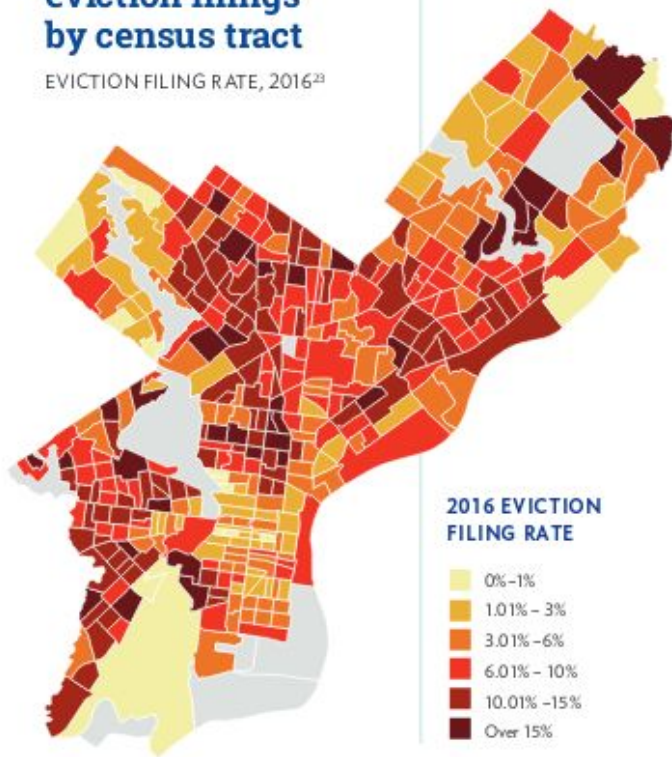


Visualizing eviction case process



## eviction filings by census tract

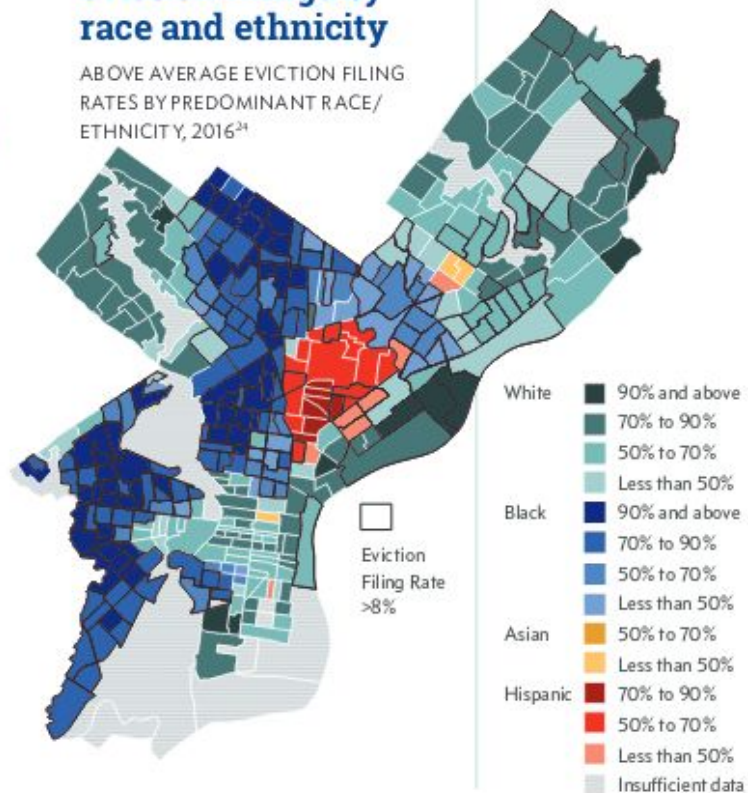
EVICTON FILING RATE, 2016<sup>23</sup>



In the Philadelphia metropolitan region, low-income renters (14%) are more likely than moderate- and higher-income households (12% and 4%, respectively)

## eviction filings by race and ethnicity

ABOVE AVERAGE EVICTON FILING RATES BY PREDOMINANT RACE/ETHNICITY, 2016<sup>24</sup>



Eviction filings primarily involve tenants from high poverty and predominantly black neighborhoods. The eviction rate is relatively low in affluent,

LGBTQ and foreign-born residents are also at greater risk. In a recent national survey, approximately 11% of all transgender and gender nonconforming



# **Economic Return on Investment of Providing Counsel in Philadelphia Eviction Cases for Low-Income Tenants**

November 13, 2018

**Prepared for the Philadelphia Bar Association's  
Civil Gideon and Access to Justice Task Force**

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cases. Based on Stout's review of Municipal Court docket data, from 2007 to 2016, landlords were represented in approximately 80 percent of cases, but tenants were represented only in approximately 7 percent of cases.






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## Philly Council passes Right to Counsel, giving free legal representation to tenants who are evicted

by [Caitlin McCabe](#), Updated: November 14, 2019

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# 4 Steps for Saving Your Home

**SaveYourHomePhilly Hotline**  
**215-334-HOME (4663)**

## The SaveYourHomePhilly hotline

is the only government-authorized foreclosure prevention program in Philadelphia. It is staffed by trained lawyers and paralegals who can assist you with your case, connect you with a housing counselor or, in certain instances, refer you to legal services available to eligible low-income homeowners.

**Call the SaveYourHomePhilly hotline if:**

- You have missed a mortgage payment
- Your mortgage payments have suddenly increased
- You think there is a problem with your mortgage
- You have unpaid property taxes
- You have City liens (including water liens)
- You received a letter from the Sheriff's Office
- You don't understand your loan documents
- You think you have been the victim of a foreclosure rescue scam
- You have questions about a reverse mortgage that you have or are thinking about getting

## All services are FREE!

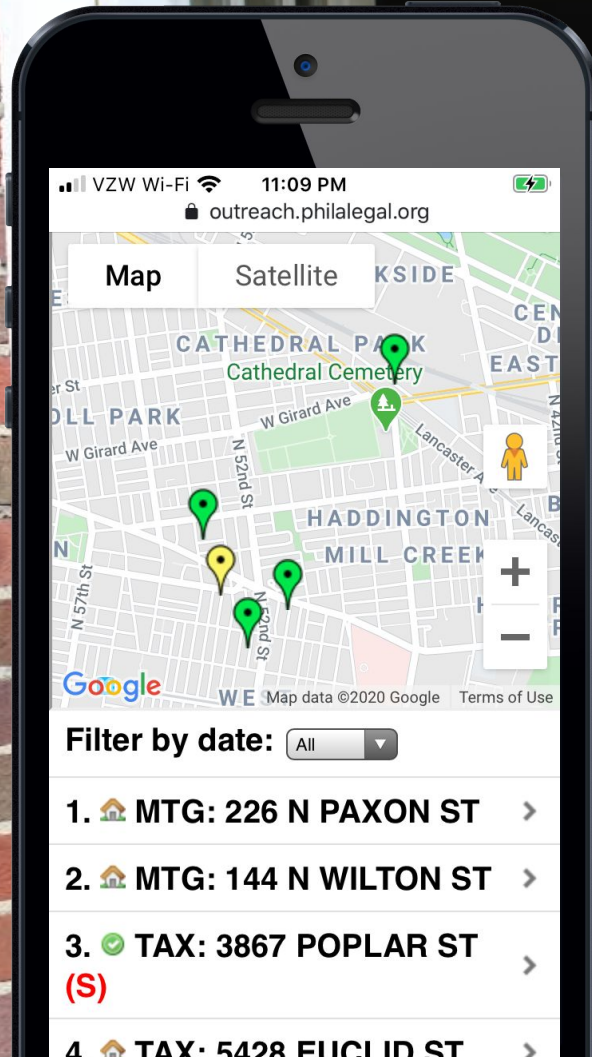
The City of Philadelphia is committed to helping families facing foreclosure stay in their homes. Philadelphia's **Residential Mortgage & Tax Foreclosure Prevention Program** gives homeowners a way to negotiate with their mortgage lenders, with the support of housing counselors, volunteer attorneys, and the oversight of the court system. It's an innovative approach to foreclosure prevention that is making a real difference for the homeowners of this city.

Be very wary of people who offer to arrange loan modifications for you for a fee. Many of them are not legitimate. Please contact the SaveYourHomePhilly Hotline at 215-334-HOME (4663) if you have received any offer to arrange a loan modification for a fee, or if you have any questions about mail that you have gotten regarding your mortgage.

### **Is this some kind of scam? How do I know this is a legitimate program?**

The City's effort is not a scam. The Program is a joint effort of the Philadelphia Court of Common Pleas and the City of Philadelphia's Division of Housing and Community Development, which

# Outreach Coordination



## Attention Homeowner!

Dear owner of \_\_\_\_\_  
Your foreclosure conference is  
on \_\_\_\_\_ in room 676  
City Hall at \_\_\_\_\_ a.m.

**You MUST attend this conference to avoid losing your home.**

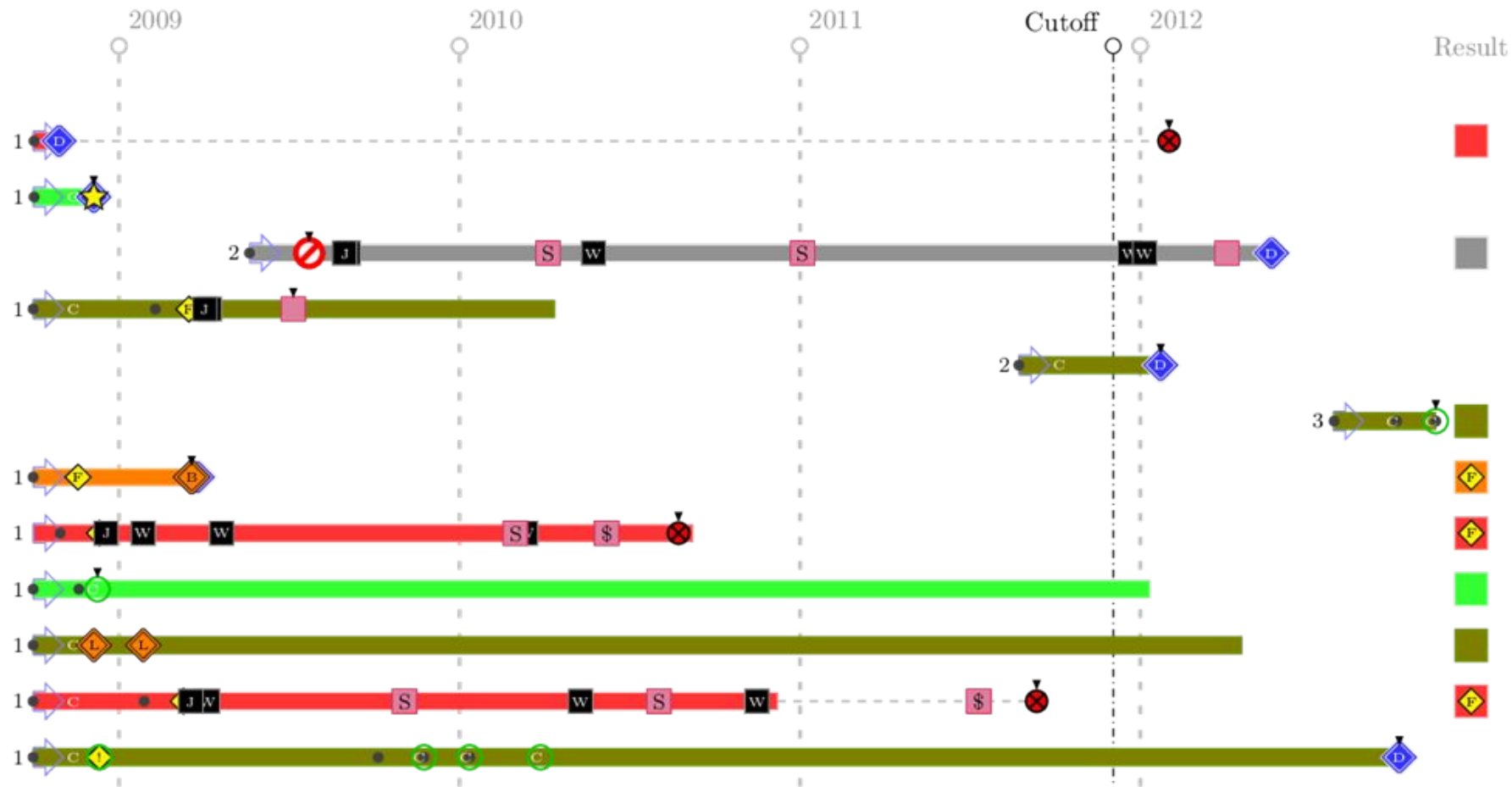
Before coming to the conference, please call the **SaveYourHomePhilly** hotline at

**215-334-HOME**

to talk with a Housing Counselor. They will explain your options to help save your home.

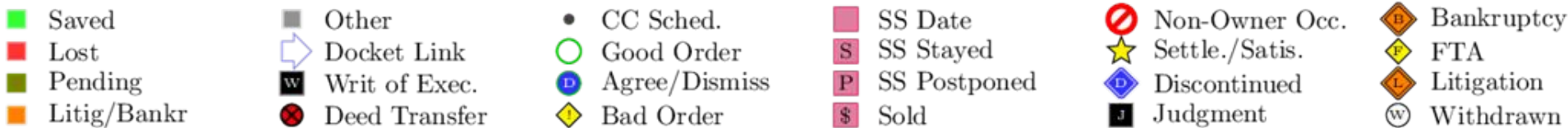
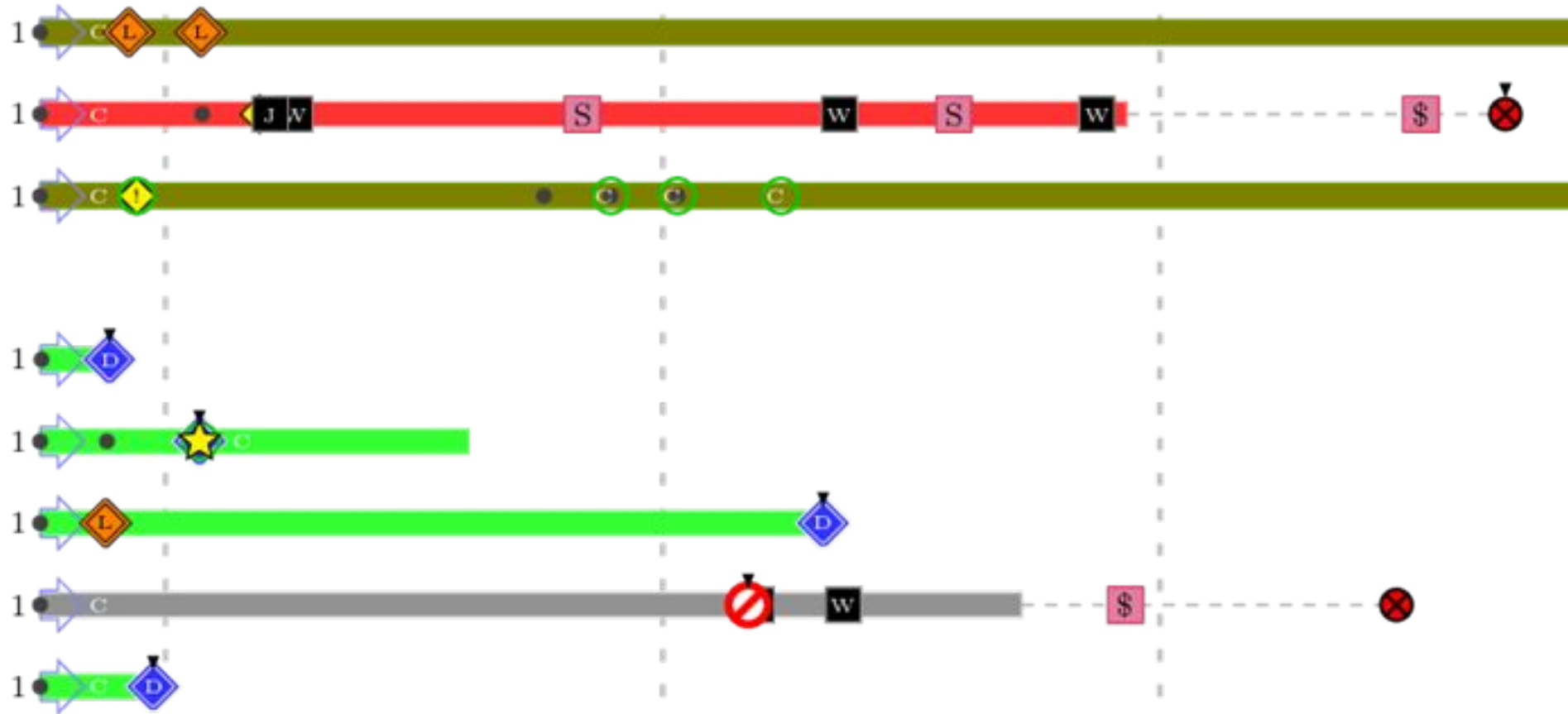
**There is no charge for this service.**

**If you rent this property, call your landlord immediately!**



Foreclosure case outcomes







# 2018-2019

## Consolidated Annual Performance and Evaluation Report

### Preventing Homelessness by Keeping People in Their Homes

- Basic Systems Repair Program provided free repairs to the electrical, plumbing, and heating systems of 2,041 owner occupied homes.
- Adaptive Modifications Program assisted 242 individuals with permanent disabilities to live more independently within their homes.
- Housing and Mortgage Foreclosure Prevention Counseling served 7,931 families and helped save 1,091 homes from foreclosure.
- Rental assistance was provided to 1,037 homeless and special needs households.

## In one chaotic courtroom, free counselors and attorneys have saved 11,000 Philly homes from foreclosure

by Caitlin McCabe, Posted: July 19, 2018

f POST

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✉️ EMAIL

🔗 SHARE

in LINKEDIN



JESSICA GRIFFIN / STAFF PHOTOGRAPHER



Apply for Legal Assistance From PLA - Mozilla Firefox

Apply for Legal Assistance x +

https://plaoi.legalserver.org/modules/matter/extern\_intake.php?pid=69&h=1e34a

<input checked="" type="checkbox"/>	08/26/2019	WELLS FARGO BANK NA	ROSADO, JOSE R
-------------------------------------	------------	---------------------	----------------

## WELLS FARGO BANK, N.A. VS ROSADO

The docket number of this case is 190803437. You can [check the on-line court docket](#) for the latest activity in your case.

The status of this case is listed as "CONCILIATION CONF SCHEDULED".

**You have a conciliation conference scheduled in your case.** It is extremely important that you attend this conference. The conference will take place on Thursday, 03/19/2020 at 9:00 AM in room 676 of City Hall. If you have a photo ID, bring it with you, because you may need it to get into City Hall.

When we speak on the phone, we will connect you with a housing counselor who will assist you at this conference. However, if we are unable to reach you before your conciliation conference, it is extremely important that you attend the conference

# Court case lookup

Continue >>



Updates for [redacted]

# "Automated hovering"



Jonathan Pyle

Fri 2/28/2020 9:30 AM



## Potentially Negative Orders Entered

If you know that any of the clients below still wish to save their homes, please reach out to your contact person at Community Legal Services, [Michelle Brix](#), 215-981-3764, to see if there are legal options that will prevent a default judgment from being entered against the homeowner.

February 24, 2020

[181102710](#): KATIE BRYANT BLUE, 523 ROSALIE ST, PHILADELPHIA, PA, 19120 (7 conferences scheduled)

UPON CONSIDERATION OF THE INFORMATION PROVIDED TO THE COURT, IT IS HEREBY ORDERED AND DECREED THAT THIS MATTER IS REMOVED FROM THE CONCILIATION PROGRAM. ANY STAY IN EFFECT DUE TO BEING IN THE CONCILIATION PROGRAM IS LIFTED. THIS MATTER IS REMOVED FROM THE CONCILIATION PROGRAM FOR THE FOLLOWING REASON: A BANKRUPTCY PETITION HAS BEEN FILED AND THIS MATTER IS STAYED. UPON TERMINATION OF TEH AUTOMATIC STAY, PLAINTIFF SHALL FILE A PRAECIPE REQUESTING THAT A CONCILIATION CONFERENCE BE SCHEDULED. ...BY THE COURT: JOHNSON, J., 2/13/2020

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If any of the above notifications concern a homeowner who is not a client of your agency, please e-mail Franyuri Medina (Franyuri.Medina@phila.gov) at DHCD to let her know, and the database of case assignments will be corrected.

If you would like these e-mails to go to a different set of people at your agency, or if you have any questions about these notifications, please e-mail Jonthan Pyle at [jpyle@philalegal.org](mailto:jpyle@philalegal.org).

# MAPPING THE CONTRACTS OF THE DISPOSSESSED

*David A. Hoffman\**

*Anton Strezhnev†*

October 18, 2019

## ABSTRACT

We study a unique dataset of  $\sim 35,000$  leases extracted from  $\sim 43,000$  eviction proceedings commenced in Philadelphia from January 2017 through February 2019. We match each lease with associated characteristics, including landlord identity and representation, ongoing rent, terms associated with landlord power, census tract demographics, eviction outcomes, public subsidies, and geocoded location.

Overall, we observe that almost all leases contain at least one unenforceable terms, and most contain several. We also find multiple, competing, lease templates, which are geographically clustered: Philadelphians' leases differ turning on where they rent (and consequently who they rent from). Surprisingly, landlords in wealthier and whiter areas of the city, and those leasing slightly more expensive properties, offer leases with more unenforceable terms.

against

# Partnership with academia



## 1.0 Introduction

- 1.1 How to use this document
- 1.2 Abstract
- 1.3 Motivation

## 2.0 Data Wrangling and Cleaning

## 3.0 Exploratory Analysis

## 4.0 Modeling Strategy

## 5.0 Application and Interface

## 6.0 Conclusions

## 7.0 Code Appendix

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## 7.0 Code Appendix

# Predicting Illegal Rentals in Philadelphia

Jessica Klion, Fay Walker, and Hyo Sung (Angelica) Kim

[Return to MUSA 801 Projects Page](#)

## 1.0 Introduction

### 1.1 How to use this document

This project was produced as part of the University of Pennsylvania's Master of Urban Spatial Analytics Spring 2018 Practicum (MUSA 801) taught by Ken Steif, Michael Fichman, and Matt Harris. We would like to thank Jonathan Pyle of Philadelphia Legal Assistance for providing feedback and data.

The following document presents an analysis of illegal rentals in Philadelphia and an interactive tool for the Philadelphia Department of Licenses and Inspections (L&I) that will ultimately help proactively prioritize inspections to stymie illegal rentals before they turn into illegal evictions. The tool will provide a risk score for every rental property in the city, indicating each property's likelihood of being rented illegally. This document includes a detailed overview of the use case, analysis and key findings, as well as the relevant code needed to replicate the analysis.

### 1.2 Abstract

In Philadelphia, all rental units are required to be certified prior to leasing. Through certification, landlords must obtain a rental license, at a cost of about \$55 annually. If a unit is not certified, but is still rented out, it is considered an illegal rental. If a landlord is renting illegally, then any subsequent tenant eviction is also illegal, meaning the tenant has no legal recourse.

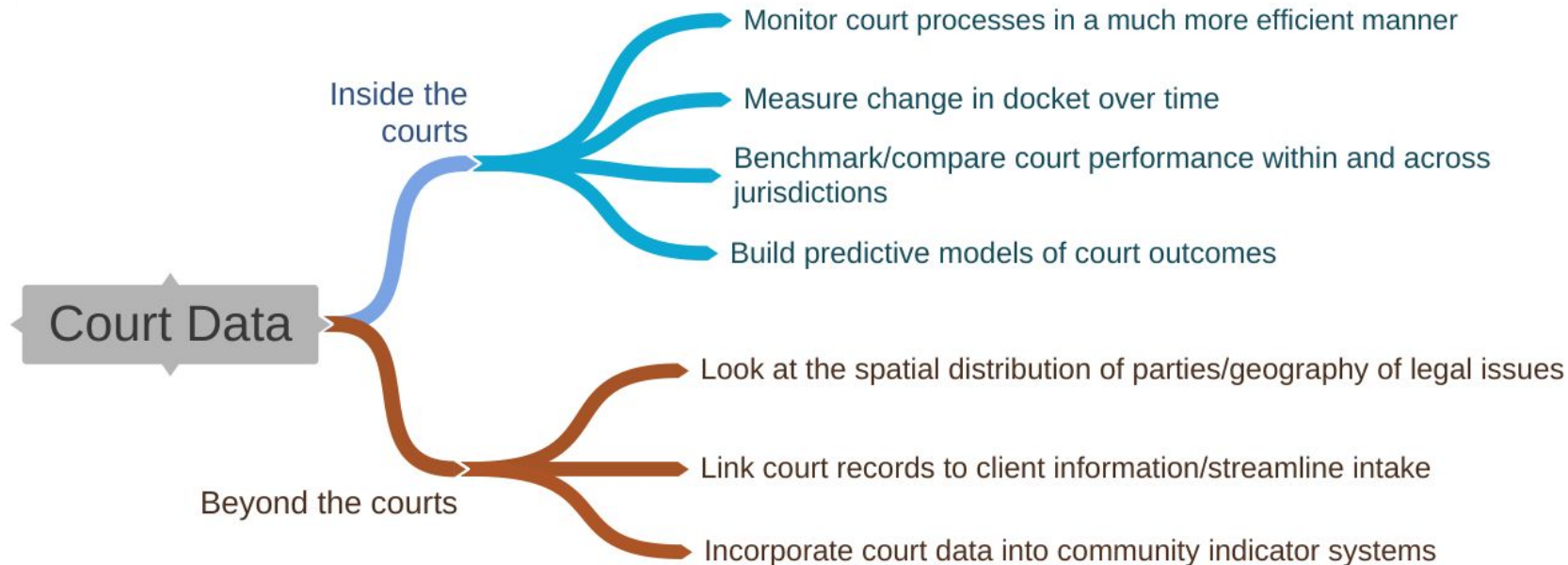
With no official record of the rental and the eviction, it is difficult to distill how often landlords are renting out their properties illegally. The only record we have for illegal rentals is the Department of Licenses and Inspections (L&I) Code Violation 9-3902: renting without a license, but this number is far underestimating the problem.

Currently, L&I conducts inspections reactively, according to received 311 complaints. However, L&I only employs 17 inspectors, and their limited number of complaints will not be increased. A statistical model that assesses property-specific illegal rental risk is this tool predicts the likelihood that a rental property in Philadelphia to help L&I

# Partnership with academia

Between 2005 to 2016, rental prices in Philadelphia went up by 10 percent, while wages only went up by 0.3 percent. As a

# On the Use Value of Court Data





Court Data

# Time for One More Game:



*Oh yea....  
if you are so smart,  
how would you do  
this?*

# Rules of the Game:

1. Dan and Jonathan will compete head-to-head in this SmartyPants death match.
2. Audience members get 15 minutes to write down a challenging data problem they've had in their home institution, preferably one involving case management or court data.
3. The MC (Carlos) will collect the problem cards and read them one at a time to the unwitting contestants.
4. The first contestant to ring the bell gets to offer a possible solution to the problem.
  - a. If the audience is unimpressed, and the competitor or audience member wants to offer an alternative, we will give them a shot.
5. We will ask as many problems as we can in the time remaining.
6. The contestant who addresses the most problems, *in a manner that is satisfactory to the skeptical audience*, wins SmartyPants bragging rights.



# Framing Your Questions:

- Think of a question that addresses a specific information/data need in your community or home institution.
- This can be something that you are dealing with now or something you plan on tackling in the near future.
- It could involve data from your CMS, court data, Census or some combination.

[bernsteind@lsc.gov](mailto:bernsteind@lsc.gov)



*Thank you  
for your time.*

*(Please send all  
follow-up  
questions to Dan)*



[jpyle@philalegal.org](mailto:jpyle@philalegal.org)



[manjarrezc@lsc.gov](mailto:manjarrezc@lsc.gov)

