



PLA PHILADELPHIA
LEGAL ASSISTANCE

Housing Town Hall

with Philadelphia Legal Assistance

Agenda

- Save Your Home Philly Hotline - Jane Nylund
- How to Get Help with Your Mortgage - Shalisa Brunson
- Landlord-Tenant Matters - Vik Patel (Community Legal Services)
 - Rental Assistance
 - Eviction Moratorium
 - Illegal Lockouts
 - State of L/T Court
- Eviction Diversion Program - Catherine Anderson

SAVE YOUR HOME PHILLY HOTLINE

- Monday through Friday from 9:00 a.m. to 5 p.m.
- Contact 215-334-**HOME** (4663)
- Visit philalegal.org to apply online

SAVE YOUR HOME PHILLY HOTLINE

Call us for help with your housing issues:

- Mortgage Foreclosure
 - Property Tax Foreclosure
 - Tangled Title
 - Home repair
 - Mortgage Assistance Programs
 - Chapter 13 Bankruptcy
 - Eviction Diversion
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Mortgage Assistance

- Forbearance
 - Federally Backed Mortgages
 - Extensions for FHA & Freddie/Fannie
 - Important Dates
- Post Forbearance
 - Payment Plan
 - Loan Modification
 - HEMAP
- Foreclosure
 - Federal Moratorium until 6/30/2021
 - Foreclosure Diversion program

Information for Renters: Eviction Prevention and Rental Assistance

- CDC Eviction Moratorium extended through March 31, 2021. Sign and give this [Declaration Form](#) to your landlord immediately (if it applies to you). Save a copy and proof that you sent it.
- Philadelphia Municipal Court has also extended its eviction moratorium. **No eviction lockouts through March 31, 2021.** There are a few exceptions where your landlord can ask the court's permission to go forward with a lockout sooner. More details here for Municipal Court:
<https://www.courts.phila.gov/pdf/regs/2021/06-of-2021-PJ-ORDER.pdf>.
- **Rental assistance** will be available SOON at www.phlrentassist.org. Check the website at the end of March to apply.

Eviction Diversion Program

- An alternative to eviction that allows landlords and tenants to make agreements without going to court
- Until March 31, 2021 this program is a mandatory pre-filing program for landlords who want to evict tenants for nonpayment of rent
 - The program continues after March 31, but is not mandatory
- Landlords begin the process
 - Sample notice of rights:
<https://www.phila.gov/FairHousingCommission/pdf/LandlordRequiredNoticetoTenantsUpdatedDecember2020.pdf>
 - Application: <https://eviction-diversion.phila.gov/#/>
 - Tenant Hardship form:
https://www.phila.gov/FairHousingCommission/pdf/TenantCOVID-19Certificate_of_Financial_HardshipUpdatedDecember2020.pdf
- The SYHP Hotline and Housing Counselors will follow up and guide tenants through the program

For help after the presentation:



*Home mortgages, sheriff sales,
tangled titles, or evictions*

**Call the *Save Your Home Philly*
Hotline at **215-334-HOME**
(4663) between 9:00 a.m. and
5:00 p.m., Monday through
Friday.**

*If you have Private Landlord Tenant Issues
like:*

- *Your home is in disrepair,*
- *You are facing illegal lockout*
- *Your landlord is unlawfully cutting off
your utilities*
- *You have a complaint before the
Philadelphia Fair Housing Commission*

**Call Community Legal Services
at 215-981-3700**