

Eviction Defense Project and Other Housing Resources

St. Vincent de Paul – Virtual Resource Fair

April 29, 2021

Abrielle Newman

Raphael Ramos

The logo for Legal Action of Wisconsin is positioned on the right side of the slide. It features a large, light blue circular graphic with a distressed, paint-like texture. Inside the circle, the words "LEGAL", "ACT!ON", and "OF WISCONSIN" are stacked vertically in a bold, blue, sans-serif font. The exclamation mark in "ACT!ON" is a lighter shade of blue.

**LEGAL
ACT!ON
OF WISCONSIN**

**LEGAL
ACT!ON
OF WISCONSIN**



**EVICTIION
DEFENSE
PROJECT**

a program of Legal Action of Wisconsin

Introduction

- Legal Action of Wisconsin –
Non-profit law firm, providing
civil legal aid to low-income
individuals since 1968
- Eviction Defense Project –
Free civil legal aid for tenants
facing eviction
 - Available most Mondays,
Wednesdays, Thursdays and
Fridays
 - Online & In-person (eventually)

Eviction Defense Project Basics

- Free!
- Limited Scope Representation



Who is Eligible?

- Tenants facing an eviction action in Milwaukee County
- Must pass an income eligibility & conflicts screen



Types of Services

- In-Court Representation
(Return Date, Trial,
Motion Hearings)
- Advice Consultations
(Threats of Eviction,
Termination Notices)



Virtual Representation

- Must call (414-278-7722) in advance (and ASAP) to schedule
- Mondays, Wednesdays, Thursdays & Fridays
- Must send information (e.g., 5-/14-/28-day notice, summons/complaint, notice of hearing, evidence, etc.) to EDP via email or text in advance
- Attorney provides assistance remotely
- Hearings conducted via Zoom or by telephone





In-Person Representation at EDP

- Room 411 of the Milwaukee County Courthouse
- Dates and times TBD
- Call 414-278-7722 for availability
- Bring all relevant information (e.g., 5-/14-/28-day notice, summons/complaint, notice of hearing, evidence, etc.)
- Attorney provides assistance in person
- Hearings conducted at the courthouse
- ***We are still operating completely virtually—no in-person EDP yet***

Milwaukee County Courthouse

Room 411

209 N. 9th Street

Milwaukee, WI

53233





Milwaukee Housing Unit

- Housing representation available through multiple LAW units
- Same eligibility requirements as EDP
- Provides traditional extended representation in housing cases
 - Eviction Defense
 - Conditions Cases
 - Subsidized Housing Issues
 - Elder Abuse
- Long-term representation



Possible Outcomes at Eviction Court

- Case Dismissed
 - Court order → Whole case dismissed
 - Stipulation → Agreement between parties (requires compliance maintain dismissal)
- CCAP seal
- Eviction Granted (Writ of Restitution)



CDC Eviction Moratorium

- CDC Order protects tenants from eviction, IF the tenant has provided a declaration to the landlord.
- Declaration does not need to be on a specific form, but it must contain 7 declarations specified in the order
- It must also note that the declaration is made under penalty of perjury
- If provided, the LL cannot pursue an eviction except for in very limited circumstances



Rental Housing Resource Center

- Partnership between Legal Action, Community Advocates, IMPACT, the Legal Aid Society of Milwaukee, the City of Milwaukee, Hope House, Mediate Wisconsin, Milwaukee County, UEDA, and AASEW
- One Stop Referral Source for Resources
 - Financial
 - Property
 - Relocation
 - Education
 - Mediation
 - Eviction Defense
- renthelpmke.org or 414.895.RENT



Social Development Commission
Pathways from poverty to success

Rent Assistance

- Can be obtained from SDC or Community Advocates
- Can be used for Arrears and Future Payments
 - 15 Months of Rent
 - Future Payments – 3 Month Allotments
- Landlords can initiate Rent Assistance inquiries from SDC or Community Advocates
- Acceptance of Rent Assistance requires LLs to stop pursuing eviction
- Energy Assistance



COMMUNITY
ADVOCATES



Contact Information

- Raphael Ramos – rfr@legalaction.org
- Abrielle Newman – arn@legalaction.org
- Jocelyn Gallegos – jxg@legalaction.org
- 414-278-7722 or 855-947-2529
- <https://www.legalaction.org/>

LEGAL ACT!ON OF WISCONSIN

The EDP is made possible through a collaboration between Legal Action of Wisconsin and its community partners: Legal Services Corporation, the Milwaukee Justice Center, Marquette Volunteer Legal Clinic, the Legal Aid Society of Milwaukee, Community Advocates, Quarles & Brady LLP, volunteer attorneys, and the support of the Circuit Court.

