



November 5, 2021

The Honorable Max Baer, Chief Justice  
Supreme Court of Pennsylvania  
c/o Office of the Prothonotary  
468 City Hall  
Philadelphia, PA 19107

Re: Response in Support of Pennsylvania Supreme Court Order No. 21 EM 2020  
Authorization for Continuation of the Philadelphia Municipal Court Landlord-Tenant  
Diversion Program

Dear Justices of the Supreme Court of Pennsylvania,

On behalf of CORA Services, Inc., we write to request your ongoing support for Philadelphia's nationally renowned use of Alternative Dispute Resolution in eviction proceedings. We appreciate your leadership in continuing to extend authority for Philadelphia to require landlords to apply for rental assistance and participate in Philadelphia's pre-filing Eviction Diversion Program, most recently via your Order dated October 28, 2021, No. 21 EM 2020. We request that you continue to extend this authority beyond November 30, 2021. We further request that you grant this authority to other counties, so that residents there can also benefit from collaboration between the courts, rental assistance, and other stabilizing measures. To do so, we respectfully request that you issue a rule that allows a local county's President Judge to issue their own local rule creating or coordinating with Alternative Dispute Resolution (ADR) procedures in eviction proceedings, if they so choose.

CORA Services is a private, not-for-profit child/family service organization located in Philadelphia, PA, which provides an array of comprehensive professional services focused on prevention, intervention, remediation and referral assistance. Our mission is to assist children, youth and families experiencing emotional, academic and social challenges which impede their development and productivity by providing relevant services and resource assistance.

Philadelphia's Eviction Diversion Program began on September 1, 2020 and has helped over 2,300 landlord tenant pairs in reaching an agreement or resolution with the support of housing counselors and trained mediators in over 90% of cases. The Program has also helped an additional 7,000 landlords and tenants access rental assistance without the need for mediation.

Philadelphia has avoided the wave of evictions predicted. Eviction filings in Philadelphia are less than a third of what they were pre-pandemic. Furthermore, Philadelphia currently leads the nation in distribution of federally allocated rental assistance with over \$212 million distributed to over 34,700 households. Undoubtedly, this program has assisted many families who receive other services through CORA.

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Because of these unique programs and the collaboration among the Court, the Diversion Program and the rental assistance program, Philadelphia has received national recognition from the Department of Justice, the White House, the Urban Institute and major national media outlets. With your assistance, this work can continue for so many more families.

Thank you for your consideration of this request.

Respectfully Submitted,



AnnMarie Schultz  
President and CEO