

DAYTON EVICTION ACCESS TO COUNSEL PILOT

EXECUTIVE SUMMARY

November 11, 2024 – February 26, 2026

WHO WAS SERVED



125

Households
Assisted



493

Individuals
Supported



304

Children



189

Adults

KEY OUTCOMES



88%

of Clients Receiving
Extensive Services
Avoided Disruptive
Displacement



64%

of Clients Who Wanted
to Stay in Their Home
Were Able to Do So



80%

of Case Goals
Were Achieved



76%

of Clients Received
Extensive Services

PUBLIC RETURN ON INVESTMENT



For Every \$1 Invested
in Legal Representation,
Dayton Likely Realized

\$2.91

in Potential Fiscal Impact
and Economic Benefits

\$1.5 MILLION

Total Estimated Fiscal
Impact and Benefits

REDUCTIONS IN AMOUNTS TENANTS OWED



Median Reduction
in Back Rent Owed
(for Cases Where
Rent Was Reduced)

\$605

Reductions ranged from
\$100 to \$4,500

CLIENT INSIGHTS



85%

Identified
as Female



88%

Identified as
Non-White



57%

Reported they or
someone in their
household had a
disability



19%

Indicated they would
experience sheltered
or unsheltered
homelessness if
forced to move

Key Evaluation Findings

- From November 15, 2024 through February 26, 2026, ABLE attorneys assisted 125 households with 493 individuals, including 304 children and 189 adults through the Dayton Access to Counsel Pilot program (the Pilot).
- Stout preliminarily estimates that for every dollar invested in legal representation provided via the Pilot, Dayton has likely realized at least \$2.91 in potential fiscal impacts and economic benefits (consistent with Stout's findings in other jurisdictions). The total estimated fiscal impacts and economic benefits from November 15, 2024 to February 26, 2026, are \$1.5 million.
- Approximately 76% of Pilot clients assisted received extensive services¹, and approximately 24% of Pilot clients received counsel, advice, or limited action. Approximately 60% of Pilot clients who received extensive services had at least 1 potential affirmative defense in their case.
- ABLE attorneys assisted approximately 88% of Pilot clients who received extensive services in avoiding disruptive displacement² and in achieving approximately 80% of their case goals. ABLE attorneys assisted approximately 95% of Pilot clients who received extensive services in achieving at least one of their case goals.
- Of the 48% of Pilot clients receiving extensive services who indicated they wanted to stay in their home, approximately 64% were able to do so at the conclusion of their case.
- Pilot clients disproportionately identified as female and Black or African American compared to Dayton's overall population. Approximately 85% of Pilot clients and 52% of Dayton residents identified as female, approximately 88% of Pilot clients and 53% of Dayton residents identified as non-White. Approximately

¹ The calculation to determine the percentage of Pilot clients who received extensive services is the number of Pilot clients who received "services to continue" divided by the total number of Pilot clients who received services to continue, counsel and advice, and limited action.

² Stout uses the phrase "disruptive displacement" to capture outcomes of cases beyond "winning" and "losing" and "evicted" or "not evicted." For example, there may be circumstances where tenants did not have a formal eviction writ of restitution executed against them and therefore were not displaced but still have experienced disruption in their lives because of just the eviction filing and/or eviction proceeding. There may also be circumstances where a tenant needs to move but having access to legal counsel and being represented by a lawyer during the eviction proceeding minimizes the disruption that the move may have had on the tenant's household. Stout has found the phrase "disruptive displacement" to be helpful in demonstrating the variety of circumstances tenants experience and the impact of counsel in assisting with navigating a complex, high-stakes legal proceeding. Local advocates may use alternative terminology to describe the outcomes of cases and the impacts to tenants.

69% of Pilot clients and 21% of Dayton residents identified as both female and Black or African American.³

- Pilot clients identifying as female were significantly more likely to be the only adult in the household (72% of female Pilot clients vs 32% of male Pilot clients).
- Approximately 57% of Pilot clients communicated they or someone in their household had a disability. Data collected by eviction defense providers in other jurisdictions where Stout has conducted independent evaluations of eviction right / access to counsel programs indicates between 35% and 50% of clients either had a disability or someone in their household had a disability.
- Approximately 61% of Pilot clients indicated they were currently working. Pilot clients who indicated they were not currently working were more likely to indicate they or someone in their household had a disability (approximately 67%) compared to clients who were currently working (approximately 51%).
- When asked where they would go if they were forced to move, approximately 19% of Pilot clients indicated they would experience sheltered or unsheltered homelessness.
- For Pilot cases where the client owed back rent and ABLE attorneys negotiated reduction in the amount owed, the median reduction in back rent owed was \$605 with reductions ranging from \$100 to \$4,500.
- Approximately 77% of Pilot clients indicated the presence of defective conditions in their home. Approximately 44% of Pilot clients who indicated defective conditions wanted to stay in their home compared to 84% of Pilot clients who did not indicate defective conditions.

³ Stout calculated demographic statistics for Dayton's overall population with 2024 American Community Survey data from Dayton, Ohio. <https://data.census.gov/>.