



# **Key Findings from Stout's 3-Year Independent Evaluation of Eviction Free Milwaukee (EFM)**

**City of Milwaukee  
Community & Economic Development Committee**

**April 30, 2025**



# Stout's Eviction-Related Engagements



**STOUT** SERVICES EXPERIENCE INSIGHTS PROFESSIONALS Search

## Eviction Right to Counsel

Resource Center

A compilation of resources related to the eviction process, housing instability, racial bias, the impacts and economic costs of eviction, and legislation and other resources related to a right to counsel for tenants facing eviction.

Stout's Transformative Change consultants have collected resources to assist our clients and their communities with understanding the eviction process, its impacts, and impactful solutions to combat the eviction crisis that cities large and small are facing.

Contact us by submitting the form below:

MESSAGE \*

FIRST NAME \*

LAST NAME \*

EMAIL \*

PHONE NUMBER

You may unsubscribe from these communications at any time. For information on how to unsubscribe, our privacy practices, and how we are committed to protecting and respecting your privacy, please review our [Privacy Policy](#). By submitting this form, you consent to allow Stout Marketing to store and process the personal information submitted above to provide you the content requested.

SEND

Stout Eviction RTC Evaluations and Cost-Benefit Studies »

Other Eviction RTC Implementation Plans and Evaluations »

Pilot Impact Studies »

Other Eviction/Housing Instability Impact Studies »

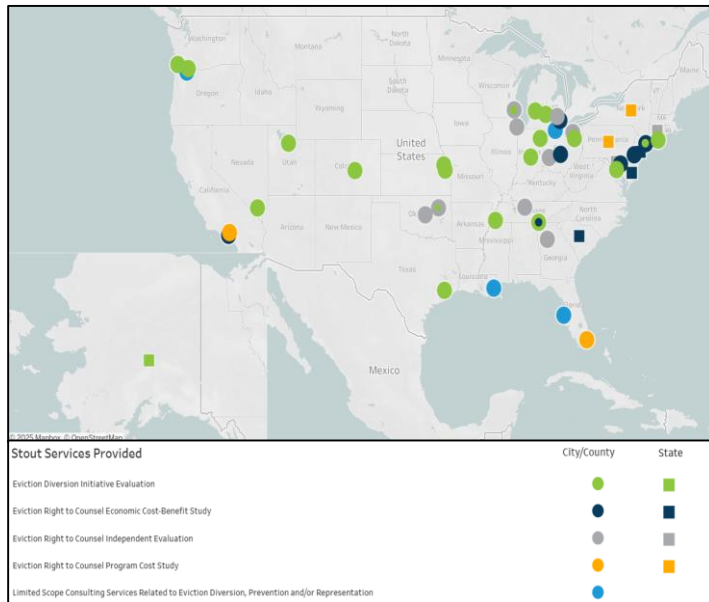
Studies of Racial and Gender Disparities in Eviction/Housing Instability »

General Eviction/Housing Instability News Articles »

Legislation (Enacted and Proposed) »

Testimony and Public Support »

Resources and Organizations »



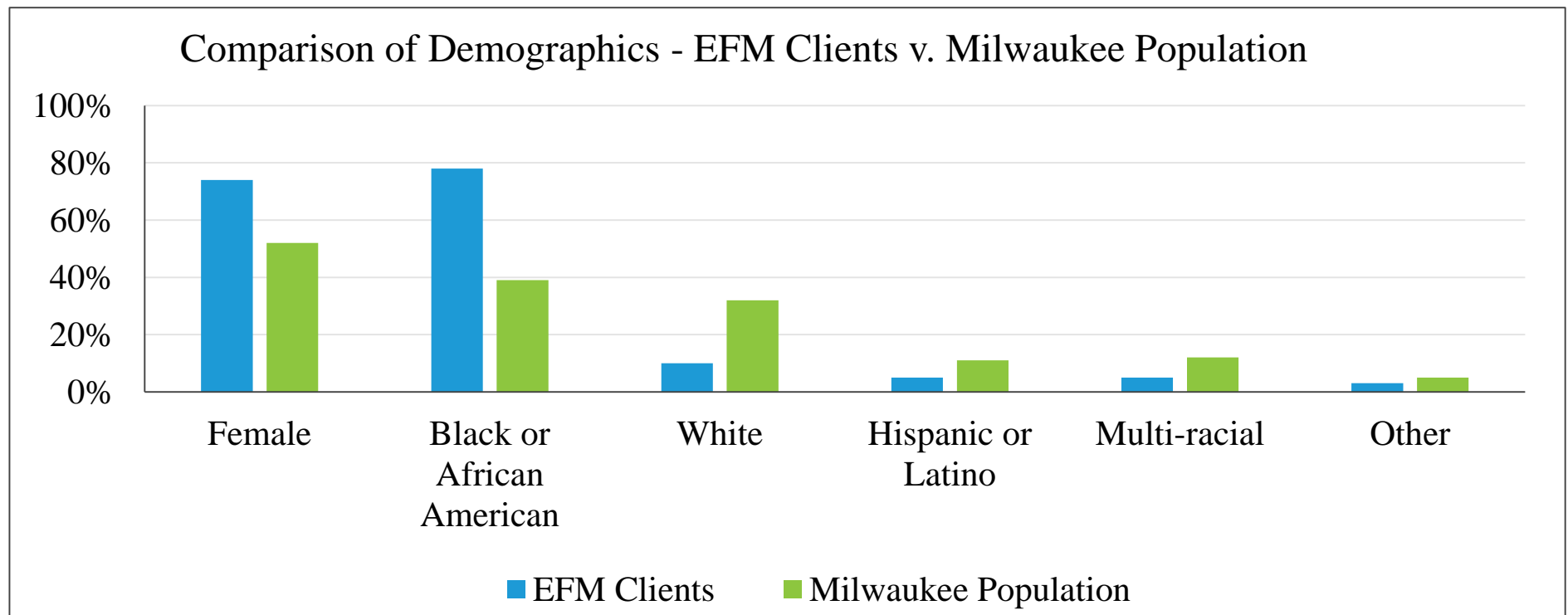
- Contributed to landmark eviction right to counsel legislation in Baltimore, Cleveland, Columbus, Detroit, Los Angeles, New York City, and Philadelphia.
- Evaluator of court-based eviction diversion initiatives
- Evaluator for eviction right to counsel programs nationwide
- Development of comprehensive data strategies for eviction response systems
- Facilitate collaborative discussions between landlords, tenant advocates and other stakeholders
- Developed innovative rental assistance analyses
- Prominently featured thought leadership

# Observations from Stout's Independent Evaluation of EFM

- Unique collaborative meeting of landlords, landlord counsel, property managers/agents, tenant counsel, and local housing resource providers.
- Purpose: reflect on the past 3 years of EFM, share feedback on EFM, discuss opportunities for collaboration within Milwaukee's eviction/housing ecosystem.
- Themes:
  - There is an ongoing need for sustained rent assistance.
  - Most landlords do not want to use the eviction process – and prefer pre-filing forms of resolution, when possible.
  - There are opportunities for tenant and landlord counsel to collaborate – rent abatement schedule, strategies for avoiding eviction filings.
  - More educational resources for tenants and landlords explaining each party's responsibilities and rights could assist in preventing or resolving issues before an eviction is filed.

## EFM Clients Served and Demographics

- From September 1, 2021 through September 30, 2024, EFM attorneys assisted 10,574 households (15,462 adults and 12,569 children).
- EFM clients disproportionately identify as female and Black or African American compared to Milwaukee's overall population.



- Approximately 60% of EFM clients indicated their home had defective conditions.
- Approximately 44% of EFM clients owed \$1,001 to \$2,000 in back rent, based on the amount owed stated in the eviction complaint.
  - Approximately 15% of EFM clients owed \$1,000 or less.
- Approximately 85% of EFM clients wanted to stay in their home, and the most common reason clients stated for wanting to stay in their home was having nowhere else to go.
- Among EFM clients who wanted to move, the two most common reasons for wanting to move were that the EFM client had a bad relationship with their landlord and the home had defective conditions.

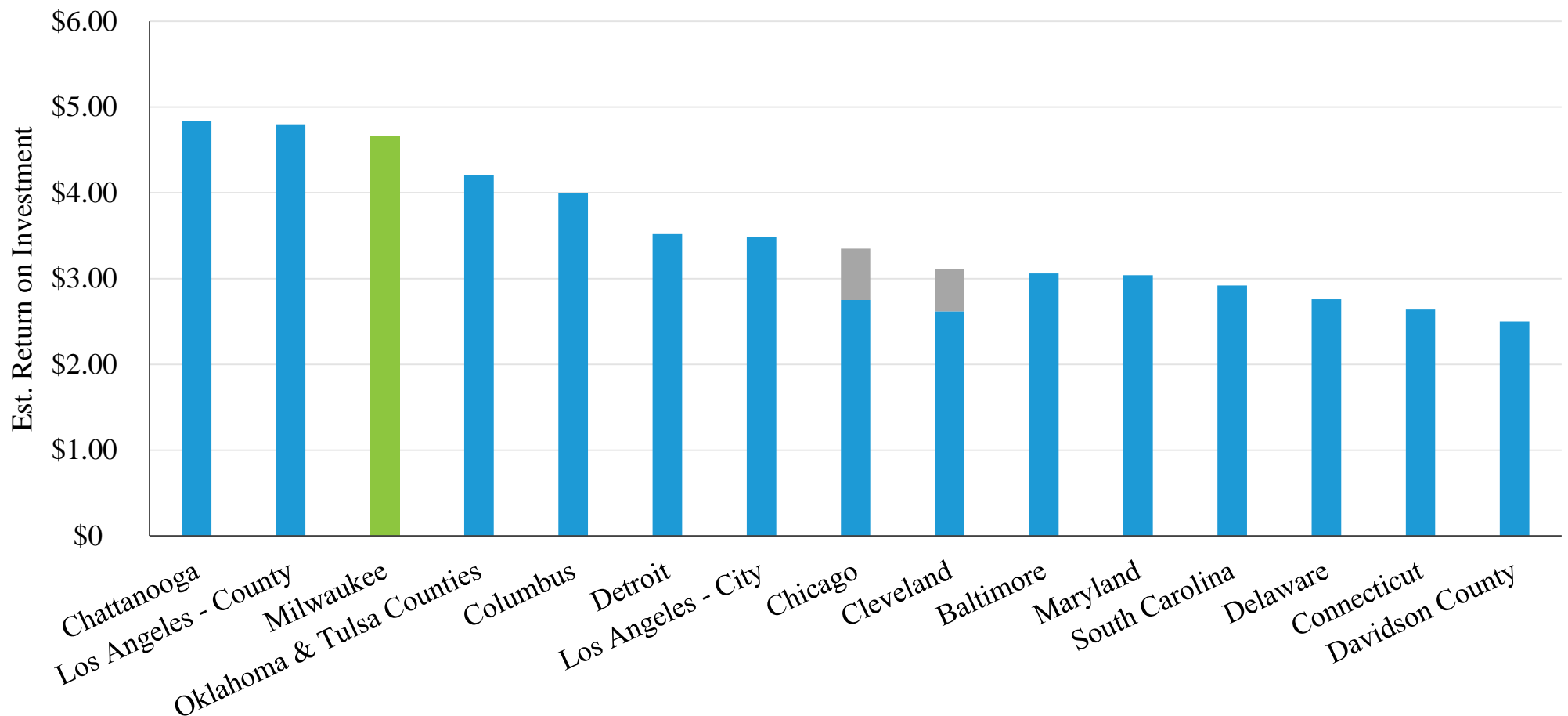
- EFM attorneys assisted clients in achieving approximately 70% of their case goals since September 2021.
- When clients' stated goals were not achieved, EFM attorneys worked to limited the potential of the client experiencing disruptive displacement.

Cases Opened and Closed – September 1, 2021 to September 30, 2024			
Client Goal	# of Clients with Goal	% of Clients with Goal <sup>5</sup>	Frequency Goal Was Achieved
Prevent eviction judgment	2,691	78%	75%
Seal eviction record	2,411	70%	67%
Prevent involuntary move	1,981	57%	66%

# Estimated Public Fiscal Impacts and ROI

- For every \$1 spent on EFM, Milwaukee County and / or the City of Milwaukee likely realized at least \$4.66 in fiscal benefits.

**Estimated Returns on Investment for Pre- and Post-Legislation Jurisdictions**





- Monthly eviction sealing clinics
  - 404 tenants assisted from March through December 2024.
- Intersection of eviction and wage garnishment
  - Identification of fraudulent garnishment documents and subsequent investigation by Milwaukee County District Attorney's Public Integrity Unit.
- Appellate advocacy
  - Ruling from Wisconsin Court of Appeals related to statutory and constitutional notice requirements for eviction filings.