The Activist Files Episode 19:
Pushed out - The Anti-Eviction Mapping Project

Chandra:	Welcome to the Activist Files. I'm Chandra Hayslett, the communications director at the Center for Constitutional Rights and I'm here with Ariana Faye Allensworth and Sam Raby. Ariana is a Brooklyn-based cultural producer, photographer, and educator working at the intersection of art, culture, and activism. She currently manages the Teen Academy Program at the International Center of Photography where she creates dynamic spaces for high school students to cultivate their skills as leaders and visual storytellers. Ariana is also a 2019 Laundromat Project artist-in-residence through which she is collaborating with the Anti-Eviction Mapping Project to produce Staying Power, a youth participatory action research project. Sam is a Brooklyn-based map maker and interactive media developer who is a researcher and data lead at Just Fix NYC. Also a member of the Anti-Eviction Mapping Project collective. Sam is a strong believer that justice, advocacy, and storytelling should inform technology, not the other way around. Sam Works with geographic fake information systems or GIS mapping, information design, oral history, and data journalism to tell complex stories to large audiences.
Chandra:	Welcome Ariana and Sam.
Ariana:	Thank you for having us.

Chandra: I'm so excited about this. I attended a presentation that Ariana did that I got an invitation through the Laundromat Project and we'll talk a little bit about the Laundromat Project toward the end, but I was so - just so interested in the Anti-Eviction Mapping Project and thought our audience would really be interested in learning about this. And I'm also just interested in learning more about it. So that's how Ariana and Sam ended up on the Activist Files because thanks to the Laundromat Project, I was invited to this presentation. As I said in the Intro, both of you all are members of the collective. Ariana, can you tell our audience a little bit how the project started? What are the goals and just about the Anti-Eviction Mapping Project?

Ariana: Yeah, sure. So the Anti-Eviction Mapping Project is a multimedia storytelling collective, documenting dispossession and resistance upon gentrifying landscapes. We have chapters in New York City, the San Francisco Bay area, and Los Angeles. The project was founded in 2013 by tenant organizers in San Francisco. They originally thought they were just going to produce one map to support their on-the-ground Anti-Displacement organizing. That was about Ellis Act evictions, which is a type of no-fault evictions in San Francisco, which I can explain the nuances of later. But after really realizing the radical possibilities of maps in the ways in which they can support their work the project has since produced hundreds of maps and narratives about displacement resistance upon gentrifying landscapes in cities all over the country. And the impetus for the project was really to create data to support on the ground organizing.

Ariana: So they really, the project really believes that we don't want to produce maps just for maps producing maps for map sake and just to create data, but really believe in linking it to political action and organizing. So many of the maps we've produced have been produced in collaboration and in solidarity with anti-displacement work. And on the ground organizers. I think it's also important to mention that the project was founded in the wake of the tech boom in San Francisco which started, you know, in around 2011. And it's really at this time that we saw the convergence of tech and gentrification and kind of the intersection of real estate speculation and landlords really trying to capitalize and cash in on the wealth being generated by Silicon Valley. And it was at that time that we really began to see landlords and real estate developers using really savvy tactics to get rid of rent-controlled and rates to rent-

stabilized tenants in San Francisco who many of whom are living on fixed incomes or in rent-stabilized apartments. And so the project really was birthed out of a, a rapid response effort to document kind of this crisis that was happening at a pace that was really difficult to manage and, and grapple with. And the initial maps really created a space to make that crisis really visually accessible to folks on the ground.

Chandra: Thank you for that. There was so much to unpack in that. And as we always do, we're going to put a ton of resources on our website so our listeners can find out about the anti-vaccine mapping project. But you, you mentioned that you didn't want to create maps for map's sake. Sam, I'm going to bring you in, in just a sec because I know Just Fix NYC played a really prominent role in creating these maps and you are a mapmaker and then you mentioned the Ellis Act. Sam, let's bring you in to talk about the role of maps and how you all use the maps in this project and just how Just Fix NYC came to this partnership.

Sam: Totally. Yeah. And so I guess just to clarify like the mapping project, I think even when we came to New York City always kind of played the role in actually creating the maps and in driving the content that we use to create the map. So like when we talk, I guess we can hold that for when you talk about the New York City project that we did recently, but Just Fix was more kind of supporting in terms of data analysis and web development. But I guess, you know, in terms of how the mapping project works with this practice, you know, first of all, I think we're constantly trying to figure out a way to really get the data that we collect in the maps that create into the hands of the folks who are really on the front lines and are really involved in direct political action against a lot of - you know, within these movements that we're trying to support.

Sam: I think what's hard about working with maps and also just with like this kind of data and technology, in general, is that it's just historically been in the hands of those in power and also been used to kind of create and control groups of people who don't actually also have that power. You know, and so that, that is a really tough legacy as a practice to inherit as map makers. And so, you know, and in addition to constantly making sure that our work is driven by tenant organizing and that we're not just creating maps just out of sheer curiosity or for the sake of creating these things, we recognize that like these, these things that we're creating

aren't neutral, even though that's how they've always kinda been presented to the world and that when we create a map and we're visualizing data, we want that to be accompanied by political action.

Sam: Okay. You know, and so pretty much since the beginning the maps that we've been creating haven't been standalone entities but have been you know, work that has been a combination of resource research and analysis that has always been hand in hand with some, you know, on the ground organizing or direct action campaign. That's been really important to us because, you know, it's so much in other, other spheres. This kind of worked individualization work can have this kind of neutrality to it that, you know, doesn't really - kind of hides the power that actually happens.

Chandra: Yeah. Can you talk a little bit more about the direct action campaigns that, how people have been using these maps with direct action campaigns?

Ariana: Yeah. So one of the earliest maps that we produced was our Tech Best Eviction Map, which was a map that really visualized the intersections of the gentrifying effects of the tech industry and the kind of intersection of real estate speculation as it related to Silicon Valley and the wealth being generated in Silicon Valley. So at the time tech buses were using public infrastructure to transport their employees to Silicon Valley every day. As context Silicon Valley is about a 30-mile distance from San Francisco. So while many tech workers might work in Silicon Valley, many prefer to live in San Francisco because it's like more of a metropolitan area than Palo Alto is. And so one incentive is tech buses which at the time were illegally using public bus stops to pick up their employees in kind of private luxury buses every day.

Ariana: And many San Francisco residents were kind of enraged that public infrastructure was being used to support the industry, but also as many feared, real estate speculation was higher in areas where there were tech bus stops. So this map really visualized the number of evictions that were taking place near tech bus stops. And the map surfaced that 69% of San Francisco's no-fault evictions between 2011 and 2013 occurred within four blocks of private tech bus stops. And as context in San Francisco, no-fault evictions are issued to tenants who have not violated their

leases, whereas fault evictions are issued due to lease violation. So no-fault evictions are often used by real estate speculators to evict tenants. And as we found, the proximity of tech bus stops causes further speculation. And one way that that map intersected with on the ground organizing was this data was used to support direct and direct action campaign called Google Bus blockade.

Ariana: So there were direct action efforts kind of in the streets of San Francisco that kind of blocks the Google buses as they were transporting residents. And that's just like, I think a really early example of the ways in which the project from its inception was really committed to using the data to support on the ground tenant organizing.

Chandra: So were people literally like blocking the bus stop?

Ariana: Yeah.

Chandra: Just with their bodies?

Ariana: With their bodies. Yeah.

Chandra: It's beautiful.

Ariana: Yeah. And it was and you know, while tech bus stops are still a very existing practice in San Francisco. I think that the map really visualizes the ways in which the tech industry was propelling gentrification in ways that I think had it in a lot of ways been concretized on such direct terms where we were able to really directly correlate the number of evictions with tech bus stops was really significant. That early kind of on in the tech boom.

Chandra: Yeah. You mentioned no-fault evictions, which reminded me that we should talk about the Ellis Act. Can you all talk a little bit about the Ellis Act and just how that informed your research and this project?

Ariana: As I mentioned earlier, the Ellis Act eviction map was one of the first maps that were created by the mapping project's founders and the Ellis act is a type of no-fault eviction prevalent in many rent-controlled California cities. As mentioned earlier San Francisco - in San Francisco, no-fault evictions are issued to tenants who have not violated their leases, whereas fault evictions are issued due to lease violations. The Ellis Act is a California state law that was

written in 1985 that permits landlords to essentially exit the real estate market evict tenants due to no fault of their own and change the use of the building most often into ownership units or for example, condos effectively destroying the affordable rental housing.

Ariana:
It wasn't really used like, although it was in the books in California in the 1980s. It wasn't really used in San Francisco until 1997 which is when the Ellis Act Eviction map that we created starts. And it began being used in mastering the first.com boom when landlords realized that they could take advantage of the wealth being generated in Silicon Valley and evict long-time residents who are often in rent-controlled use units and on fixed incomes and create new housing that goes for a lot more money. And we saw it being used in mass again during 2011, which was when the tech boom 2.0 was kind of at its early stages. From 2012 to 2013, the number of Ellis Act evictions rose by 175%, which is pretty significant. And the map also really made visible the ways in which the Ellis Act was being used strategically in historically working-class and POC neighborhoods.

Ariana:
And so the map clearly shows where there is a concentration of Ellis Acts. And just further demonstrating the ways in which it is kind of a predatory practice to get rid of stable, working-class and often like seniors living on fixed incomes. And they're, you know, clearly being targeted. The map also revealed that about 80% of the no-fault evictions that were issued by Ellis Acts were done within a year of ownership. So although we, when we think of the Ellis Acts, we think of it as like mom and pop landlords who want to kind of retire or go out of business of being a landlord. Actually what was happening was people were buying up the properties and within a year, Ellis Act-ing all of the rent-controlled tenants. So just further making clear the ways in which it was not being used for the, its intended purposes, but really being used by real estate speculators to get rid of rent-controlled housing.

Ariana:
And it's also important to note that like in San Francisco, rent-controlled apartments only apply to buildings that were built before 1975. So when someone gets rid of a rent-controlled tenant or rent-controlled apartment, you can think of it as like a nonrenewable resource. So when those buildings are converted to condos, there's not going to be another rent-controlled unit created. So essentially we're depleting kind of rent-stabilized apartment. So often

when, when folks get evicted from their rent-stabilized apartments, they're often being evicted from the city altogether. Currently, in San Francisco, you know, the average one-bedroom apartment is anywhere from three to 4,000 a month. So if I'm a senior who's paying, you know, six to $700 a month for my rent control department, there's often nowhere else for them to go. And so many people are leaving the city altogether when they get Ellis Act evicted or one of the many other types of no-fault evictions on the books in California.

Chandra: Yeah. Well, is there an area in California where there's a concentration of people who are going, who have been evicted in San Francisco? Like in New York City? I live in Harlem and with the gentrification that's been happening in Harlem, a lot of people go next door to the Bronx. So is there a place outside of San Francisco where a lot of people are settling?

Ariana: Yeah, I mean it's definitely like a challenge to track where people go. There is one map that Sam worked on that kind of did track a small concentration of folks that were relocated. I think generally a lot of folks are moving to Contra Costa County and like the outer suburbs and we do see an increase, increased amount of suburban poverty and larger number of folks relocating to the outer suburbs. But also, you know, some folks move to the south. Atlanta, there's, you know, folks kind of go all over.

Sam: And so that was, so, this was, I think in 2015 we were working with a group called the Eviction Defense Collaborative, which is more of like a case-based, tenant rights nonprofit in the Bay area. And we had this partnership with them where they actually give us access to some data that they collected on their own around where some of their clients relocated after an eviction. And you know, as Ariana said that's not a statistic that the government keeps track of and frankly, I don't actually know any jurisdiction in the country that keeps track of relocation data. Which is really quite a shame because it's really important to know this kind of stuff about policy perspective as well as an advocacy perspective. I remember that you know, there was a critical mass of folks who we located within San Francisco after their eviction. This is a better sample size is around like 600 folks that we actually got this data for. But apart from that, yeah, I mean, as you said right outside San Francisco, but people literally went all across the state. Some people actually travel outside of

the country after their eviction. You know, so they're really there, the evidence strongly suggested that the standard isn't for folks to stay local, right? That a really large portion of folks who face that eviction, we're no longer living remotely close to where they were living.

Chandra:
Truly being displaced. Yes. Wow. We're a podcast. So we obviously believe in oral history and I know oral history is a component of the Anti-Eviction Mapping Project. Can you talk about why you want it to include oral history? And we're going to talk about Edmund Lindo and a second, but if there are any stories made an impact on you.

Ariana:
Edwin's interview is such a powerful example of so many of the ways in which our project has tried to really draw attention to the intersections of racial surveillance, displacement, and gentrification. I will say that we started incorporating narrative work into the project about a year in, so the project started in 2013 and we released our narratives of displacement and resistance map in 2014. And it really was that created in response to while as anti-eviction, I think as the data visualization maps that we were producing work. We also recognized that it wasn't painting a full picture of the eviction crisis in San Francisco. And also there are so many stories that dots on a map can't tell. And we wanted to make sure that we weren't reproducing the very violence of maps that we were trying to counteract.

Ariana:
Right. Whereas like only producing maps about loss can further erase the nuance and richness of story that I think every dot on the map holds a deep story of memory in place and belonging. So we found that the oral history format of an interview really provided residents with agency over offering their own stories. And we use a life history approach to our interviews which is very common in oral history practice, which essentially tries not to just reduce someone to their eviction story and only creating a story or targeted questions around their story of loss, but also gives them an opportunity to share their migration histories to California, their memories of their block of their neighborhood. And also like assert the nuances and complicatedness of place. And so all of the maps or all of the oral histories on the narrows of displacement map there available to listen to in short and long format.

Ariana:
So all of the interviews are shortened into a five-minute clip. And then there's also a, you know, longer form, hour to

hour and a half long interview as well to allow multiple entry points. And also allow folks to, to really bear witness to the full stories of folks,

Chandra: How many oral histories?

Ariana: There's probably over 80 to a hundred at this time. Yeah. If we're thinking about the combination of San Francisco Bay area, we have a chapter in Los Angeles. And then we've also began doing oral histories in New York City as well.

Chandra: We both mentioned Edwin Lindo and we're gonna put a link on our website to that oral history and then people can kind of scroll through the others. But he talks about the root shock his father experienced when he was displaced from his neighborhood. So can you both of you all talk about how the emotional toll shows up when people are evicted from their neighborhoods and how it's not just, you know, I'm taking my belongings and moving, but just how that shows up emotionally in people?

Ariana: Yeah. Yeah. In Edwin's interview, he invokes the concept of root shock, which was a concept explored and investigated by a Dr. Mindy Thompson Fullilove in her publication by the same title. And it really, it uses the metaphor of a plant and when a plant is uprooted from, it's like original soil and placed in another one that it undergoes a process of root shock where the roots have a hard time kind of taking hold and, and being stabilized kind of in a new context. And I think it really beautifully captures the trauma of displacement and provides a trauma lens with which to understand the impact of eviction and displacement. Often when we think of eviction or displacement, we think of it as like a physical dislocation or a physical uprooting from one's environment. But I think what root shock provides is a lens through which to understand how there's also like emotional ecosystems that are disrupted systems of care and survival that people establish with their neighbors, their community. And, and it provides, yeah, a necessary I think, layer of analysis that, that folks can even be still living in the same neighborhood that they grew up in. But when everything's changing around you, you can also be culturally displaced or uprooted in ways that aren't physical but are emotional and can affect your way of life and maintaining the values of that community.

Sam: Yeah. I mean, I think a thing that comes up in a lot of the oral history is that the mapping project conducted is just the theme of feeling like an intruder in your own home, which I to me has always really captured you know, this concept of root, root shock. You know, like where you know, where, what, when you start treating neighborhoods and homes as a commodity rather than something that really is a human right that's when you can get these kinds of like emotional breaks between, you know, how, how home is supposed to feel and then how it's being treated. You know, in the mode of capitalism that is creating all of these issues.

Chandra: That's so powerful. I'm going to switch gears a little bit and talk about the Laundromat Project. So congrats on your artist-in-residence. For those who don't know, the Laundromat Project is a nonprofit that advances artists and neighbors as change agents in their own communities and the true steam for the artist-in-residence is abundance. So Ariana, can you tell us about how you're using the Anti-Mapping Project and you're sitting in the surrounding areas and how you're bringing that into your work with a Laundromat Project?

Ariana: My project is titled Staying Power and it really investigates kind of what becomes possible when residents are treated as coauthors and experts. And authors of critical inquiry. The project is exploring the past, present and possible futures of public housing through the lens of residents who were raised and, or live in public housing. And the way in which I arrived at, at thinking of, of NYCHA as the place in which I would do my residency was thinking about why it was important to assert a narrative of abundance about public housing in the face of it moment and in time in which much of the narrative surrounding public housing in New York City is a narrative of its failure and its deficit.

Ariana: And something that I learned really deeply from my involvement with the San Francisco chapter of the mapping project was the ways in which a narrative of failure of public housing has been used to justify the demolition, resale or outright removal of public housing in cities throughout the United States. Many cities throughout the country are using really aggressive strategies to downsize their public housing stock. And the ways in which visual language and kind of an optics of failure and ruin are used to justify that demolition. And at the same time, New York City remained one of the largest housing authorities in the

country. And as it navigates its capital deficit, which is amounting to an estimated $32 billion. The city is beginning to kind of roll out a number of policies and strategies to address the capital deficit issues.

Ariana: And at the same time it felt important to admit to this kind of narrative and dialogue around public housing's failure and deficits to also assert a narrative of abundance and the ways in which people can still be materially poor but still have lives that are abundant and rich in traditions and systems of care and survival. And how to kind of counter and parallel those narratives with the ways in which NYCHA is failing them. Many NYCHA organizers are advocating and asserting that admit to the rollout of several of the de Blasio's kind of NYCHA 2.0 plan, which involves a number of strategies to privatize the day to day management of NYCHA buildings. At the forefront of that is a feeling that many residents have been left out of core decision making tables in strategizing ways to address the capital deficit.

Ariana: And so the project that I'm working on is using kind of photography as a tool to kind of assert the wisdom, perspective and experiences of residents better currently living in NYCHA. And allow them the tools and resources to tell the stories that they want to tell about their lived experiences. So this past summer I've been working with residents of Lafayette Gardens, which is a mid-size NYCHA building on the Clinton Hill/Bed Stuy border. The project has three kinds of core strains. One of them is a photo booth and a mobile portrait studio. So I collaborated with high school students to produce a mobile portrait studio that was kind of set up in the NYCHA's Lafayette Gardens Community Center where residents were able to be photographed in a way that they wanted to be seen. And the other layer of the project is photovoice, which is a participatory research methodology that uses photography as a form of inquiry and gives cameras to those who are directly affected by an issue.

Ariana: And they then create images that respond to prompts and, and other sorts of inquiries. So I've been working with a group of young people that live in Lafayette Gardens to essentially kind of broadly answer the question if this place could tell a story, what would it be? And they each were given a disposable camera and given kind of 27 exposures to answer that question. And then the final layer of the project is building upon the oral history tradition of the

11

Anti-Eviction Mapping Project and adding a layer of narrative to kind of the visual, the visuals of the project.

Chandra: As a communicator, narrative shifting is so important. And it sounds like you all are trying to shift the narrative, I mean out of the housing projects. So is it too early to say what some of the stories are that are coming out or should we just stay tuned?

Ariana: I would say stay tuned. I mean we haven't begun analyzing the data from kind of what we've collected so far. I will say that there is like so much rich history, like many of the residents in public housing are seniors and so many of them have lived in the building since they were built. And so in thinking about the crisis of gentrification, the city is in, the essential ways in which NYCHA remains like an essential resource for folks on fixed incomes and for working-class folks to have stable and affordable housing like cannot be, you know, overstated. And that often these buildings are situated within very gentrified neighborhoods. And so we do see the ways in which a lot of the strategies that are being used to address kind of the capital deficit are leaning on the private market to solve those problems.

Ariana: And I just urge, you know, extreme caution in the ways in which you know, the city is leaning on the private sector to solve the public infrastructure problems. A few of the developments or, well, only one development has been rad, converted, converted, which is the rental assistance demonstration, which is a type of conversion that shifts the day to day management of NYCHA to that of a private developer. And they're -

Chandra: Only one in the city - can you clarify, only one in the city is rad converted or one that you're working with?

Ariana: Only one in the city. One in one NYCHA building. And there's an, there's a plan for a third test. Yeah, there's a plan for a third of NYCHA buildings to be rad converted. Because in doing that it shifts that building to be from public housing to section eight which allows them to lean on kind of private investment funds to make repairs. So there is like early fear around heightened evictions being possible in kind of rad conversion converted buildings. And that I think that's where we see kind of the work of the mapping project and NYCHA really intersecting. And Sam can probably talk a little bit about the 2018 evictions map,

which also kind of revealed some really important data, but about the number of evictions in NYCHA but also citywide.

Chandra: I was just about to try to swing us back to anti-eviction and New York City. So can you talk about what you all are doing with that and the 2018 project?

Sam: Absolutely. So one of the big projects that we worked on earlier this year, like in the spring was this joint project that we did with Just Fix NYC and the Right to Counsel Coalition. And so just for context on that, Right to Counsel is this law that was passed that allows anyone who is within a certain income range and lives within certain areas around the city to have free legal representation when they're being evicted. And that was won by this coalition of folks that involve tenant organizers and folks more in the legal aid sector of things. There's this official group called the Right to Counsel Coalition that does a lot of work to promote, to promote the law, to raise awareness about it, to fight for stronger legislation around that same issue and also to organize tenants.

Sam: And so we work directly with them on this project. The project essentially had two parts. It was a map of evictions in 2018 with the ability to look up and see who the owner of those buildings were, who's responsible for those. And so that allowing, that was the precise part of the project that the Anti-Eviction Mapping Project developed, which was this map of evictions from 2018. The other piece that Just Fix worked on was a list using that same data of the worst evictors in these areas where you do have this law. So that has kind of the tagline and that was like the worst of victors in areas where eviction defense is a wreck. And so it was not only doing this kind of narrative work of instead of, you know, it kind of echoing this idea of the tent black lesson a lot of people talk about, we're kind of almost making a landlord blacklist that actually shifting the blame from it being about, you know, mom and pop tenants being abused by my mom and pop landlords being tormented by quote-unquote bad tenants to these corporate landlords owning property around the city who are using eviction as a business model.

Sam: And so the project like a lot of projects, the mapping project works on was tied in with this week of action where we released this website that included the map that allowed users to look up all evictions in 2018 and the list

that sort of called out these different bad actors. We released that website during this week where there is an organized rally and protest in four of the five boroughs targeting a different worst evictor from the list. And so the unit, that was really, that was really crucial to get the timing right on that. And it was, it was a very intense group effort from these three different parties trying to collaborate on this. And I think it was ultimately a really successful collaboration in that sense. I think some of the biggest challenges are we're actually in terms of getting access to the data.

Sam: And that's a common thing, you know, and a big piece of also why I think it's so important for the mapping project to include oral history, not only to have this personal piece involved, but also to recognize the limitations of the numeric data that the city provides us. You know, it's a common problem that data that you get from, you know, city's open data portal won't always be in the best format to actually figure out what's not working and actually take a critical stance. And so that's very apparent in New York where not only do we not have eviction data before 2017 the eviction data that we have is only -

Chandra: That's incredible.

Sam: Yeah, right. You can't access anything before 2017. A big piece of the effort, which actually involved in like a half year-long process was actually making the data that we do have for 2017 on usable, right. So the way that it's presented is only addresses that a court marshal inputs into their system. And it could be any format, which makes it impossible to actually link those two buildings in space. And so something that a lot of volunteer groups, including the mapping project helped on was actually processing and cleaning that data and duplicating that into a way that we actually can use it for any kind of data analysis. And so that was a pretty unprecedented thing that was crucial not only for this but for many, many projects around the city. And just calling out the housing data coalition as well, which is this group of volunteers that work to sort of create more access around housing data. I mean the other crucial thing, too, is we only have access to executed evictions, evictions that are filed.

Sam: We do not have access to publicly and we're only able to use an estimate from 2013 to 2015 that was actually released many years ago in this project.

Chandra: Can you talk about like evictions that are filed versus executed? So you file an eviction and then what happens? Well, how does it get to the point of execution?

Sam: Right? Yeah. So that essentially eviction - a landlord can to file an eviction vacuously. And so the crucial piece about the distinction is that a lot of, a lot of landlords will file many evictions multiple times, sometimes to the same tenant when they actually haven't violated their lease terms. Or actually there, there is no, there is no just cause to, to evict them by law. And that'll be a tactic that folks use to intimidate people to leave. And so it'll actually create what people call informal evictions, where people will get, get scared rightfully so, or just get so fed up with the process of having, receiving these files and having to go to court to sort of fight it.

Sam: They'll just leave. And essentially that's the same outcome. Someone's still losing their home. You know, and so an executed eviction is really coming at the very end of the process where that the court has ordered for that person to be affected. And there's a court Marshall sent to their apartment to file that eviction notice in person. That is the data set that we have been able to get our hands on. And the issue with that is that a lot of landlords and a lot of actual evictions won't actually go that far and that folks will leave before the end of that process. And so part of the fight that we're all fighting is also to get access to that data. So we not only see these executed evictions, but also can see the larger picture and also see the ratio, you know, looking at how, how much a landlord's filing for evictions versus how many evictions actually get carried out in the court system really tells us how much they were using it, not absolutely towards the narrative of, Oh, just trying to get rid of a quote-unquote bad tenant, but really using it as a business tactic.

Ariana: Yeah. Yeah, yeah. And something that's, I think significant about that distinction too is that the evictions map reveal that there were 18,000 court marshal executed evictions in 2018. So to think that that is not even the full picture of the number of eviction filings total I think just shows the scale at which that isn't even the full picture. And we see

the city has yet to release data on the number of evictions filed. You mentioned you all are fighting this fight to try to get all this data. So we try to leave our audience with a call to action or something that people can do. So what can listeners do to participate, to help you all out to help you in this? This movement?

Ariana: My plug is to support the work of the Right to Counsel NYC coalition who were core collaborators on the worst of Victor's NYC map. And I think as we have seen and heard today and like the scale of evictions, how significant of a win the Right to Counsel is and that folks who are income-eligible can have a legal Right to Counsel. Is significant given the scale of eviction citywide. So finding ways to plug in and support the expansion of RTC is, is huge. It's currently in effect in about 20 zip codes and then the hope is for it to get citywide across the years. And so continuing to advocate and support the expansion to other zip codes is core.

Sam: Absolutely. Yeah, I would definitely second that I think just one quick, one quick, a little more like concrete event that's coming up that the Right to Counsel is leading is this evictions tribunal that's happening in late October. And I'm happy to share a link about that.

Chandra: We would love to put a link on our website and share it on our social media channels.

Sam: Absolutely. Great. Yeah. So essentially, I mean kind of part two of this, you know, worst Victor's project and something that actually has been in plans for quite some time. Even before, you know, the mapping project involved was this plan for this, this what is essentially a trial where in October, there's going to be this international coalition of folks is actually run a tribunal in many different places around the world and there's going to be a trial you know, as kind of this performance against some of these worst evictions in the city.

Sam: In addition to that, there's actually going to be some folks who aren't landlords but actually city agencies that play a role and you know, pro we'll have these processes that are also going to be put on trial. So I mean definitely keeping updated with that. They're looking for volunteers for people to help, not only with sort of like, you know, specific pieces like they have needs like call for graphic design

volunteers, for research volunteers, but also folks who can volunteer. There's going to be this big tabling event for a lot of community groups. They're going to come and essentially have this tenant resource conference or folks can come. And so they need volunteers for that as well.

Chandra: We will share all of those links on our website, in addition to all of the coalitions and resources that you all mentioned during the podcast. So thank you so much.

Ariana: Thank you.