

*Innovative mechanism to prevent evictions:
the case of the City of Bologna*

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Avvocato di strada OdV

Permanent memorandum of understanding to prevent evictions, since 2011, signed by:

- Prefecture of Bologna;
- Emilia-Romagna region;
- Bologna province;
- Municipalities;
- Bologna Bar Association;
- trade unions and associations for landlords and tenants;
- credit institutions and banking foundations.

TARGETS OF MEMORANDUM:

- access to a contribution to balance the not paid rent (arrears) in order to avoid the validation of eviction or,
- if there is an eviction validation not yet carried out, for the payment of 2/3 of the deposit of a new accommodation.

The contribution covers 100% of arrears,
until a maximum of 8.000 euros in high density counties,
or until a maximum of 4.000 euros in other counties.

The measure can also cover up to 12.000 euros if the existing contract lasts for more than 2 years,
or –if eviction has already been declared – to pay rates and deposit for the new contract

ACER: SOCIAL HOUSING IN BOLOGNA

- ACER BOLOGNA has blocked the eviction protocol until end of year 2020;
- the Protocol provides for defaulting -without malice -tenants, in possession of certain requirements, access to a dedicated fund that allows them to avoid eviction by providing contributions;
- these are extraordinary intervention measures, to reduce housing problems in support of families affected by the request for eviction for arrears in situations linked to the economic crisis.

FORM TO FILL IN TO BENEFIT FROM ECONOMIC HELP TO AVOID EVICTION

Topic requirements:

- residence for at least one year, at the date of request, in the accommodation located in the Municipality of Bologna covered by the lease;
- Family income not exceeding Euro 26,000-35,000.00;
- overall arrears, quantified at the date of the first hearing, not exceeding € 10,000.00;
- Reasons for current economic difficulties.

The Court in Bologna is experimenting a new protocol on line, to avoid people assembling in the same chamber, during eviction hearings, so that dates are scheduled on a longer lapse of time.

Strong recommendation to enter the memorandum of understanding or to enter the mediation phase before going to Court; these two options shall be positively considered on both sides, as procedural good faith behavior.

Mr. Coleman: social housing, dormitory, private rented
sector

Mr. Alphaman: private rented sector

Mrs. West: neighbours

Thank you