



**CommonBond**  
COMMUNITIES



## Our Approach to Eviction Prevention

At CommonBond, Eviction Prevention means that we actively work to recognize and prevent situations that would put a resident's housing stability at risk. Through **mission-focused property management**, **proactive relationship-building**, **collaboration with other organizations**, and **employment services**, we're able to intervene and provide support when residents face eviction.

### Why Eviction Prevention is **important**:

- Evictions have **long-lasting effects** that impact kids for years, **even generations**.
- Housing instability harms the social and economic wellbeing of **surrounding communities**.
- Education and health outcomes are **directly linked to housing**.
- Evictions begin a **cycle of instability**, which is inherently against our mission.
- When residents **maintain stable homes**, they can focus on other areas of life to reach their full potential and **achieve their goals**.

**The reality is that evictions have the power to derail lives indefinitely.**

### What we wanted to **learn**:

As a learning organization, we embarked on a **Social Return on Investment (SROI)** study with Ernst and Young because we wanted to:

- Better understand our role and impact in the community tied to eviction prevention
- Articulate the short and long term outcomes of our eviction prevention and housing stability work
- Quantify the costs and benefits of our eviction prevention program

In 2017, we assisted  
**464** residents with  
a housing risk



**MN | 313**



**WI | 101**



**IA | 46**

# SROI analysis | What we found

Overall, this study demonstrates that the more time and money put into keeping residents stably housed, the more we all benefit. Even with conservative estimates, **preventing evictions is a good investment.**

When it comes to the impacts of a stable home, the SROI analysis estimates that:



for every **\$1** invested in eviction prevention, **\$4** in social benefit is generated.

These benefits include:

Improved educational outcomes



Lower healthcare usage



Decreased use of homeless shelters



**CommonBond is especially well-equipped to leverage these benefits by helping residents make the most of their stable housing.**

Eviction Prevention is only one component of our Advantage Services. The value of keeping people in their homes drastically increases when combined with services to actively help residents achieve their goals. **In 2017:**

- **40%** of students behind grade level made more than one year's worth of progress in reading.
- **85%** of formerly homeless residents maintained housing for a year or more.
- **487** residents participated in one or more Health and Wellness sessions during the year.



It's much more than an apartment for us. It's our rock. It's a place where we can heal – a home where we feel safe and know that our neighbors and CommonBond staff want us succeed.

-Dana, a CommonBond resident

*Pictured speaking at our 2018 Celebration of Home gala*

## What Now?

The data proves what we intuitively knew: **Eviction prevention programming is worth the investment.** Now what?

1. Use our learnings to continue the long-term, generational impacts of our program
2. Serve as a leader and share information from the SROI report to gain support for our eviction prevention model
3. Use the SROI data to shape public policy—thereby increasing housing stability in our communities

Want to learn more? Visit [commonbond.org/SROI](https://commonbond.org/SROI)