

Biannual Progress Report to the
Council of the District of Columbia and the
Office of Victim Services and Justice Grants

CIVIL LEGAL COUNSEL PROJECTS PROGRAM (CLCPP) EVALUATION



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(January 1, 2023 – December 31, 2023)
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April 2024

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EXECUTIVE SUMMARY

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act (DC Act 22-130) enacted by the Council of the District of Columbia (DC Council) in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to DC residents with low incomes who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy.¹ Each year from 2018 through 2022, DCBF administered grants to 6 legal services organizations that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center, Legal Aid Society of the District of Columbia, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. In July 2022, the legislation that authorized the CLCPP was expanded to allow for grant funds to be used to provide legal services to tenants who wanted to initiate a legal action (“tenant petition cases”), whether it is against their landlord (e.g., to repair housing conditions) or with an agency such as the DC Housing Authority (e.g., to request a change in their housing subsidy). In January 2023, the Children’s Law Center was added as the 7th CLCPP grantee to join the network.

As part of the evaluation, NPC submits biannual evaluation reports to the DC Council for each 6-month reporting period. These reports present the aggregated results of the CLCPP Service Data collection and summarize the CLCPP network activities. The current report describes the evaluation activities between July and December 2023.

KEY RESULTS FOR THIS REPORTING PERIOD

CLCPP partners closed nearly 2,000 cases in the current reporting period. From July through December 2023, the CLCPP partners served 1,741 tenants across 1,920 cases. The partners closed an average of 320 cases per month, which is a higher monthly volume than the CLCPP organizations closed during the pre-pandemic period between August 2019 to mid-March 2020 when they closed an average of 288 cases per month. Nearly all the cases closed (94%) were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court (the Court).

Over half (51%) of the CLCPP clients lived in Wards 7 (18%) and 8 (33%). An additional 15% of CLCPP clients lived in Ward 5, 9% in Ward 1, 8% in Ward 4, 8% in Ward 6, 5% in Ward 3, and 4% in Ward 2. This distribution is consistent with the program’s historical pattern.

¹ The statute also mandates an evaluation of the program. In 2019, NPC Research (NPC) was hired by DCBF to design and conduct this evaluation, which is ongoing.

CLCPP clients were predominately Women of Color. Of clients with information available, 80% identified as Black or African American and 65% identified as women. **Women of color, who tend to disproportionately experience eviction filings, made up 58% of the CLCPP clients.**

CLCPP cases featured households that were particularly vulnerable to the risks of unstable housing or homelessness created by an eviction. Of the 1,741 tenants served during this reporting period, 37% had at least one minor child living in the household. Additionally, 31% identified as having a disability or chronic health condition. Further, 40% of tenants who presented for legal help resided in subsidized housing and were at risk of losing not only their home, but also their housing subsidy.² Across the 1,741 CLCPP clients served for all case types, a total of 3,713 household members were impacted.

CLCPP clients typically faced a landlord who was represented by an attorney. Among the 1,030 CLCPP cases where the tenant had been served with an eviction complaint, the landlord was represented by an attorney in 946 (92%). This imbalance in access to legal representation underscores the importance of the CLCPP services.

Tenants continued to utilize the LTLAN to connect with CLCPP attorneys. Among the 1,741 tenants served by CLCPP partners, **63% connected with services through the LTLAN.** This high percentage reflects the CLCPP providers' continued efforts to promote the LTLAN broadly in the community and the Court's inclusion of LTLAN information on all official documents that tenants receive. These efforts have contributed to a steady increase in the number of calls to the LTLAN. To meet the demand for services with limited attorney capacity, providers employed LTLAN triage protocols to prioritize referrals for tenants at imminent risk of displacement—namely, those who have an active eviction lawsuit filed against them in court.

CLCPP CLIENT INFORMATION

Of the tenants served July to December 2023:



51% lived in either Ward 7 or 8



80% identified as Black or African American



65% identified as women



58% identified as a woman of color

Tenants in households that were particularly vulnerable to risks of unstable housing:



37% had minors living in the household



31% had a disability or chronic health condition



40% lived in subsidized housing

Of 1,030 tenants with an active eviction lawsuit:

92% faced a represented landlord

² Disability status and subsidized housing information status is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners. These percentages are calculated out of 1,109 cases in the current reporting period that have this information.

Over half of CLCPP clients received limited legal assistance—usually legal advice. During the current reporting period, **over half of tenants who received help in eviction cases received legal advice and counsel (53%)**. Another 37% received some form of representation, either limited scope (21%) or full (16%), while 7% received brief services. Clients who received advice and counsel, who likely proceeded in their cases as self-represented parties, were provided with guidance on how to respond to the eviction complaint, minimize the financial impact of the eviction filing, and remain housed for as long as possible or find new housing. As the demand for CLCPP services has grown, and as attorney capacity among the partners has remained largely flat, the provision of advice and counsel has enabled providers to offer some level of assistance to a larger number of tenants. Furthermore, when tenants face an eviction filed for nonpayment of rent and have no viable legal defenses, attorneys are often limited in the types of legal services they can provide.

CLCPP attorneys helped 302 families remain housed. During this period, CLCPP attorneys helped 302 clients retain possession of their homes.³ **Across these 302 clients, 654 household members were impacted, 123 (41%) had minor children living in the home, and 85 (28%) reported having a household member living with a disability.** In addition to direct legal services, CLCPP providers also began to **staff in-house Tenant Support Specialists** who connect clients with other needed legal-adjacent services to support their housing stability, such as rental assistance, housing search help, and social services.

CLCPP partners relaunched the Housing Right to Counsel (HRTC) project to augment system capacity. In November 2023, CLCPP partners relaunched the **HRTC to connect tenants who are facing eviction from subsidized housing with a pro bono attorney for representation.** These tenants face considerable risks, given the difficulty of obtaining such subsidies. As part of this effort, CLCPP providers collectively trained cohorts of pro bono attorneys in housing law and developed a workflow that identifies eligible tenants and connects them to available pro bono counsel.

The CLCPP network strengthened relationships with community-based partners to reach tenants in the community. In addition to providing direct legal services to tenants facing eviction, the **CLCPP partners continued collaborating with community-based organizations (CBOs)** to support broader eviction prevention efforts. Since 2021, the CLCPP organizations have developed working partnerships with CBOs to coordinate community canvassing and other outreach efforts to connect tenants facing an eviction with a CLCPP attorney. In the past year, the community-based partners established *participatory defense hubs* where tenants receive legal information about the eviction process, meet other tenants who have experienced eviction, and get connected to the LTLAN; these hubs add capacity to the service system.

³ These 302 families represent 71% of the 426 CLCPP cases that were closed between July and December 2023 AND for which case outcomes were reported.

INTRODUCTION

BACKGROUND

The Civil Legal Counsel Projects Program (CLCPP) is a grant program established by the Expanding Access to Justice Amendment Act (DC Act 22-130) enacted by the Council of the District of Columbia (DC Council) in July 2017. Grants are administered by the DC Bar Foundation (DCBF) and awarded to legal services organizations in the District of Columbia (DC) to provide legal assistance to DC residents with low incomes who are facing, or at risk of facing, eviction proceedings or the loss of a housing subsidy.⁴ Each year from 2018 through 2022, DCBF administered grants to 6 legal services organizations that formed the CLCPP network: Bread for the City, DC Bar Pro Bono Center, Legal Aid Society of the District of Columbia, Legal Counsel for the Elderly, Neighborhood Legal Services Program, and Rising for Justice. In July 2022, the legislation that authorized the CLCPP was expanded to allow for grant funds to be used to provide legal services to tenants who wanted to initiate a legal action (“tenant petition cases”), whether it is against their landlord (e.g., to repair housing conditions) or with an agency such as the DC Housing Authority (e.g., to request a change in their housing subsidy). In January 2023, the Children’s Law Center was added as the 7th CLCPP grantee to join the network.

THIS REPORT

This report presents the results of the evaluation activities conducted during the past reporting period (July – December 2023). The first section presents the aggregated results of the CLCPP Service Data collection, which reflects the clients served, services provided, and outcomes achieved by the full CLCPP network. A more detailed examination of case outcomes is shown in the following section, which utilizes data for cases closed during the current period for which more comprehensive service data are available. The next section summarizes key themes heard from CLCPP partners during interviews conducted by NPC. Lastly, the report summarizes the study results to date and offers a few recommendations for program improvement.

⁴ The statute also mandates an evaluation of the program. In 2019, NPC Research (NPC) was hired by DCBF to design and conduct this evaluation, which is ongoing.

CLCPP IMPLEMENTATION TO DATE

CLCPP CASES CLOSED AND TENANTS SERVED

Since the CLCPP program started in 2018, the funded legal services organizations have collaborated to provide eviction defense services to District residents living with low incomes. Exhibit 1 on the following page summarizes the CLCPP implementation by showing the cases closed by the partners during the current period (July – December 2023), and since data collection began (August 2019 – December 2023). As shown in Exhibit 1, nearly all the cases closed in the current period (94%) and to date (96%) were eviction cases in the Landlord Tenant (L & T) Branch of the Superior Court (the Court). A further 2% in both the current period and to date were administrative cases related to the potential termination of a Housing Choice Voucher.

Although the CLCPP network continued to primarily handle loss of possession cases, during the current period CLCPP clients also received legal services in tenant petition matters: 3% of cases were for a housing conditions issue and less than 1% were for some other type of tenant petition (e.g., challenging an unlawful rent increase or filing a petition with an agency such as the DC Housing Authority for a matter related to their housing subsidy).

Exhibit 1. Number of Tenants Served and Cases Closed (Current Period and Total)

Across all 7 CLCPP partners, total number of...	Current Period ^a # (%)		Total # (%)	
Tenants served	1,741	(100%)	9,081	(100%)
Cases closed ^{b, c}	1,920	(100%)	11,156	(100%)
Eviction cases closed	1,810	(94%)	10,710	(96%)
Voucher termination cases closed	29	(2%)	254	(2%)
Housing conditions cases closed	59	(3%)	117	(1%)
Other tenant petition cases closed	4	(<1%)	14	(<1%)

^a The current period includes cases closed Jul. to Dec. 2023. Total includes cases closed from Aug. 2019 to Dec. 2023.

^b Tenants can receive help for more than one case.

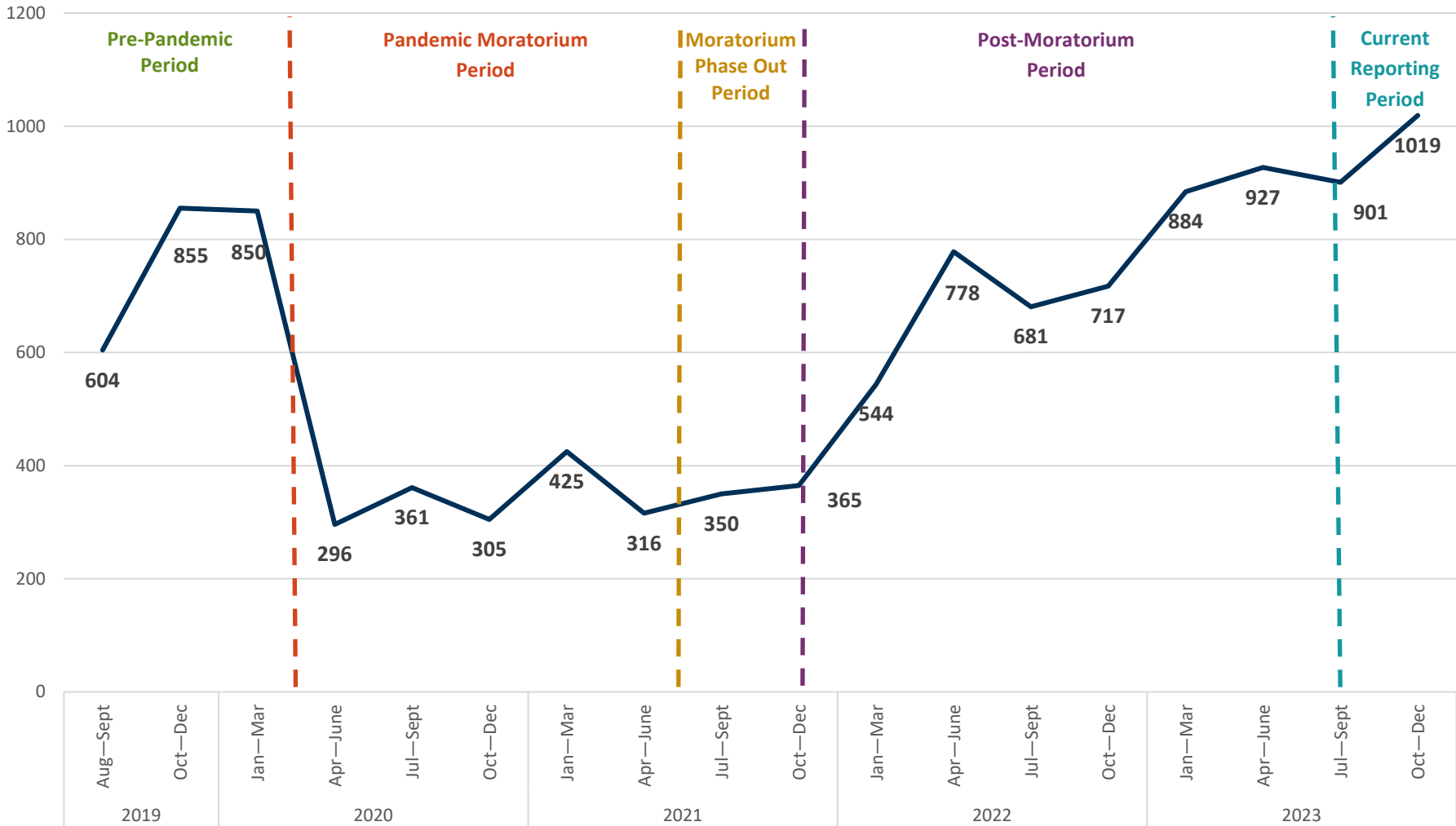
^c Case type information is missing for 18 cases during the current period and 61 cases total.

CLCPP SERVICE CONTEXT AUGUST 2019 – DECEMBER 2023

Since the evaluation began in 2019, the CLCPP providers have had to adjust their service structure in response to the COVID-19 pandemic, new rules governing the eviction process in DC, and changes to the CLCPP authorizing statute. Exhibit 2 on the following page shows how the changes in the legal landscape affected the number of cases closed by the partners each quarter from August 2019 through December 2023, and is separated into five periods that describe the shifting CLCPP service context.

- 1. Pre-Pandemic Period:** The pre-pandemic period ranged from August 2019 to the middle of March 2020. During this period, the CLCPP partners closed approximately 288 cases per month.
- 2. Public Health Emergency Period:** From the middle of March 2020 to July 2021, the eviction moratorium was in effect and landlords could not file new cases or proceed with scheduled lockouts. During this period, the CLCPP partners closed approximately 112 cases per month.
- 3. Moratorium Phase Out Period:** From the end of July through December 2021, the moratorium on new eviction filings was phased out. Landlords were permitted to give tenants notice of unpaid rent, proceed with previously scheduled lockouts, and, starting in mid-October, file new nonpayment of rent eviction cases. During this period, the CLCPP partners closed approximately 128 cases per month.
- 4. Post-Moratorium Period:** Starting in January 2022, landlords were permitted to file new eviction cases for any reason. During this period, new legislation not tied to the public health emergency period enacted tenant protections that impacted CLCPP services. From the beginning of 2022 through June 2023, the CLCPP partners closed approximately 250 cases per month.
- 5. Current Reporting Period:** During the current reporting period, the CLCPP partners closed approximately 320 cases per month, which was the highest monthly average since data collection began. This increase in cases closed is likely due to a number of factors, including:
 - ✓ The sustained growth of the LTLAN, which has become the most common point of access for tenants to connect with the CLCPP partner network.
 - ✓ Proactive outreach by the CLCPP partners, including ensuring the LTLAN contact information is on all court documents and organizing tenant workshops and community canvassing to connect at-risk tenants to a CLCPP attorney.
 - ✓ Providing legal services in “tenant petition” cases where tenants want to take action to enforce their legal rights.
 - ✓ CLCPP partner advocacy for legislation that requires landlords to provide tenants with 30 days’ notice of an eviction filing, giving tenants more time to find legal help.
 - ✓ The increase in the percentage of clients who receive advice and counsel from a CLCPP attorney. Providing advice and counsel requires less attorney time, allowing the CLCPP partners to offer legal assistance to more tenants.

Exhibit 2. Number of CLCPP Cases Closed Over Time, by Quarter (August 2019 – December 2023)



CLCPP TENANT INFORMATION

Data in this section are shown for the current reporting period (Jul. – Dec. 2023). Data for the period since data collection began (Aug. 2019 – Dec. 2023) are available in the Appendix.⁵

WHO RECEIVED CLCPP SERVICES?

Of clients with demographic data available, 80% identified as Black or African American and 65% identified as women. Women of color, who tend to disproportionately experience eviction filings, made up 58% of the CLCPP clients.

Many of these cases featured households that were vulnerable to the risks of unstable housing created by an eviction. Of the 1,741 tenants served during this reporting period, 645 (37%) had at least one minor child in the household while 389 (31%) identified as having a disability or chronic health condition. Further, 490 (40%) of tenants resided in subsidized housing and were at risk of losing their home and housing subsidy.⁶ Across the 1,741 CLCPP clients served for all case types in this reporting period, a total of 3,713 household members were impacted.

Finally, CLCPP clients typically faced a landlord who was represented by an attorney. Among the 1,030 CLCPP cases closed in the current reporting period where the tenant had been served with an eviction complaint, the landlord was represented by an attorney in 946 (92%). This imbalance in legal representation underscores the importance of the CLCPP services.

CLCPP CLIENT INFORMATION

Of the tenants served:



80% identified as Black or African American



65% identified as women



58% identified as a woman of color

Tenants in households that were particularly vulnerable to risks of unstable housing:



37% had minors living in the household



31% had a disability or chronic health condition



40% lived in subsidized housing

Of 1,030 tenants with an active eviction lawsuit:

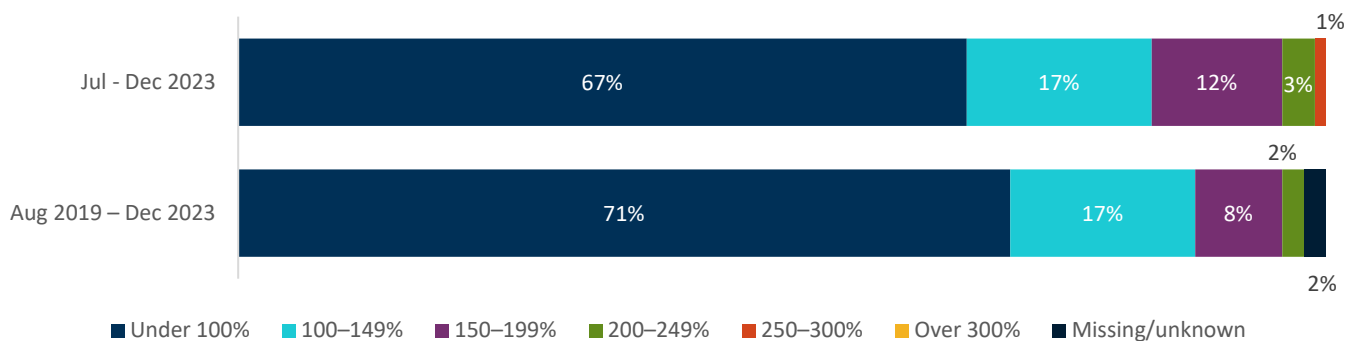
92% faced a represented landlord

⁵ Data are shown for all tenants who received services. In a small number of cases, information was “unknown,” such as when a tenant did not complete all questions on a paper form, or “missing,” because it was not entered into the service database.

⁶ Disability status and subsidized housing information status is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,235 cases in the current reporting period.

Household Income. This level of housing cost burden reflects the low average income among CLCPP clients and the high cost of renting in Washington, DC. In July 2022, the statutory eligibility requirement expanded from the initial restriction that grant funds only serve tenants below 200% of the Federal Poverty Guidelines (FPG) to authorizing services for tenants with “low income,” which led to some CLCPP organizations accepting tenants with household incomes up to 300% FPG.⁷ As seen in Exhibit 3, the majority (67%) of clients still had household incomes below 100% of FPG. While there were fewer clients in the current period below 100% FPG and more clients with incomes between 150 – 200% of FPG than in the past, the data in Exhibit 3 indicate that the partners continued to prioritize serving tenants with very low incomes.

Exhibit 3. Percentage of Clients with Incomes Within Federal Poverty Guidelines (Current Period and Total)



In its 2023 publication of the annual *Out of Reach* report, the National Low Income Housing Coalition (NLIHC) ranked the District of Columbia as the sixth most expensive jurisdiction in the nation regarding rental housing wages.⁸ The Fair Market Rent for a 2-bedroom apartment in DC was \$1,838, and monthly income necessary to afford this rent without experiencing rental cost burden was \$6,126. **In contrast, the median household income among CLCPP clients served in this reporting period was \$1,133 per month (range = \$0 to \$7,417).**⁹ Under these conditions, a high percentage of CLCPP clients were severely rent burdened.¹⁰ For clients whose income and monthly rent were known (n = 885), **79% spend more than 30% of their household income on rent, while 58% spend more than 50%.** Only 21% spend 30% or less of their income on rent.

⁷ The Federal Poverty Guidelines (FPG) are published by the U.S. Department of Health and Human Services, available at: <https://aspe.hhs.gov/poverty-guidelines>. In 2023, a family of 4 was at 100% of FPG with an income of not more than \$30,000, and at 300% of FPG with an income of not more than \$90,000.

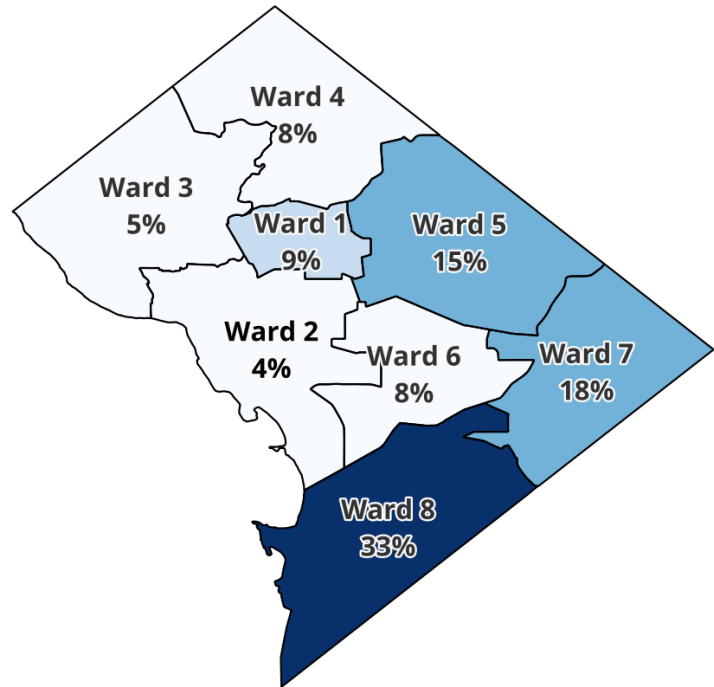
⁸ Housing wage is an estimate of the hourly wage that a full-time worker must earn to afford a rental home at HUD’s Fair Market Rent without spending more than 30% of their income on rent. The 2023 Out of Reach Report is available at: https://nlihc.org/sites/default/files/oor/DC_2023_OOR.pdf

⁹ The Federal Poverty Guidelines are calculated using family size, and households with a high monthly income can still be considered low income when there are multiple members in the household.

¹⁰ The U.S. Department of Housing and Urban Development (HUD) defines rent burdened families as those who are paying more than 30% of their income on rent. Severe rent burden is defined as paying more than 50% of income on rent.

Ward of residence. CLCPP services reached tenants living in every District Ward. Exhibit 4 shows the distribution of CLCPP clients across the District in the current reporting period. In particular, among clients served in the current reporting period, over half (51%) lived in Wards 7 and 8. An additional 15% of clients lived in Ward 5. Taken together, 66% of CLCPP clients served between July and December 2023 lived in one of these three wards. Fewer CLCPP clients (5% or less) reported living in either Wards 2 or 3. This distribution reflects the historical pattern. Since August 2019, CLCPP clients have largely lived in Wards 8 (29% of clients), 7 (20%), or 5 (14%). Appendix Exhibit A-3 presents the percentage of CLCPP clients living in each ward from August 2019 through December 2023.

Exhibit 4. Percentage of CLCPP Clients Living in Each Ward (July – December 2023)



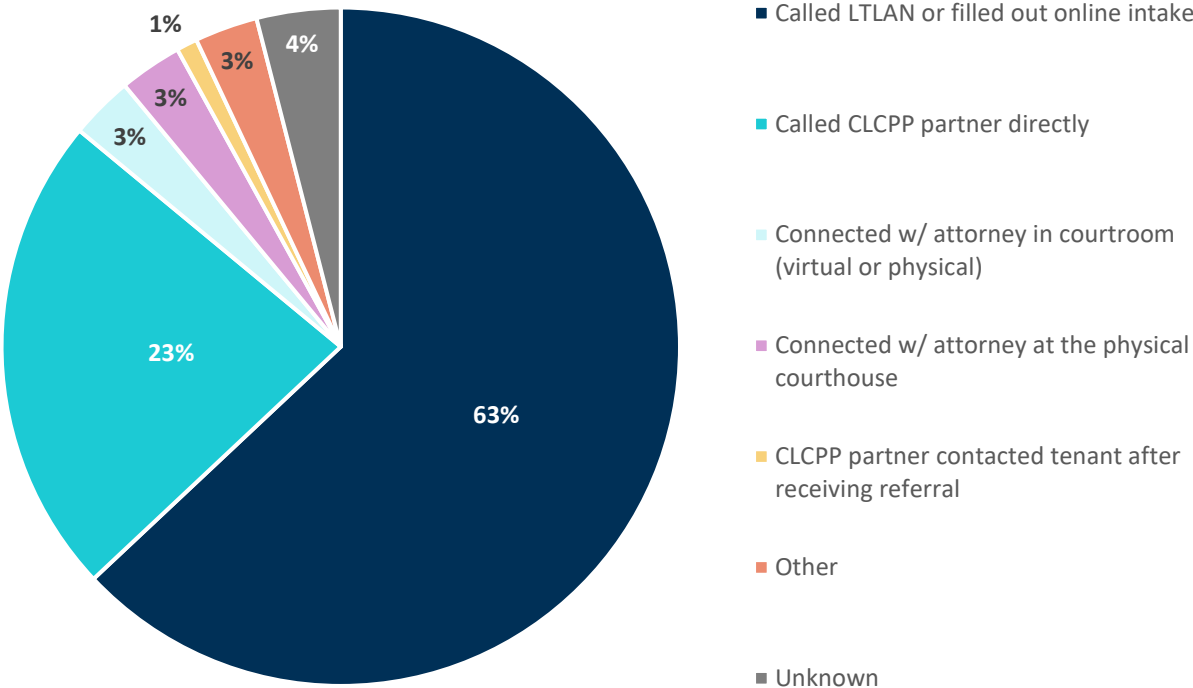
HOW TENANTS ACCESSED CLCPP SERVICES

Referral sources. Tenants learned about CLCPP services in a variety of ways. Among the tenants who received services,¹¹ 21% learned about the CLCPP through the Court. This access point included finding information on court materials such as notices, videos, flyers, and the Court website (11%); being referred by court staff such as clerks, mediators, interpreters, and security officers (5%); and being directly referred by a judge (5%). Another 10% of tenants heard about the CLCPP from a trusted source, such as another legal services provider (1%), a community-based organization that provides social services (5%), a medical provider (1%), or word of mouth in their community (3%). In addition, 9% of tenants had previously been a client of a CLCPP partner and returned to that organization for assistance, 6% heard about the services from CLCPP outreach activities (e.g., community information events, social media, outreach letters, etc.), and 2% of tenants were referred to CLCPP through some other method. (Note: Referral source was unknown for 52% of tenants served in this period.)

¹¹ Tenant referral source is not collected by LTLAN intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,235 cases in the current reporting period. Percentages are rounded and may not sum to 100%.

Point of first contact. Tenants have multiple avenues available to contact CLCPP attorneys. As shown in Exhibit 5, the key entry point to CLCPP services is through the Landlord Tenant Legal Assistance Network (LTLAN), a coordinated intake and referral system established by the CLCPP partners. Among the 1,741 tenants served during the current reporting period, 63% connected with services through the LTLAN. Most of the tenants who did not connect through the LTLAN called a CLCPP partner organization directly (23%), while some connected with a CLCPP attorney in the courtroom (3%), at the courthouse (3%), or through referrals from another organization outside of the CLCPP network (1%).

Exhibit 5. How Tenants Contacted the CLCPP Network (July – December 2023)



The LTLAN is a Primary Access Point for CLCPP Clients

The proportion of tenants who connect with a CLCPP organization through the LTLAN has stabilized since the introduction of the service in 2020. Fewer than half of the tenants served by the CLCPP came to the network through the LTLAN during its pandemic-affected first year. Since then, nearly two-thirds of clients have accessed CLCPP services by contacting the LTLAN during each of the past 2 grant years, including during the current reporting period.

Percentage of Clients Who Connected to the CLCPP Using the LTLAN



The emergence of the LTLAN as the primary entry point for CLCPP services is the product of a multi-pronged approach by the network to promote the service to tenants who are at risk of losing their rental housing. Over the past 2 years, the CLCPP partners have:

- **Successfully advocated for a legislative requirement that the LTLAN contact information be included on every official document that a tenant receives as part of the eviction process.** This includes the initial notice, the official complaint, and any correspondence sent by the Court about the tenant’s upcoming legal proceedings.
- **Conducted proactive community outreach that promotes the LTLAN.** This outreach includes hosting Know Your Rights workshops where tenants receive the LTLAN contact information; establishing referral partnerships with community-based organizations that can refer clients with legal needs to the LTLAN.
- **Worked with community-based organizations to coordinate canvassing.** Canvassers knock on the doors of tenants who are at risk of an eviction, provide information about the LTLAN, and help the tenant complete the LTLAN online intake form.

LTLAN intake data suggests that these efforts to promote the service have been successful. Exhibit 6 on the following page displays the number of calls to the LTLAN since January 2022 and the number and percentage of those calls that were referred for CLCPP services (CLCPP eligible callers), separated into 6-month intervals.¹² **Between January 2022 and November 2023, the LTLAN saw a 20% increase in the number of calls to the service, and an 11% increase in the number of calls that were referred to the CLCPP partners for further review and service determination.**

¹² LTLAN “calls” includes live calls, voicemails, online intakes, and tenants who receive services in person and get routed to the LTLAN.

Exhibit 6: LTLAN Contacts and Referrals (January 2022 – November 2023)

	January– June 2022	July– December 2022	January– June 2023	July– November 2023 ^a	Percentage Increase 2022–2023
All calls to LTLAN	2,133	2,357	2,535	2,563	+20%
Calls referred to CLCPP partners (percentage of total contacts)	1,039 (49%)	1,168 (50%)	1,186 (47%)	1,152 (45%)	+11%

^a LTLAN contact data covering the current reporting period is only available for five months (July – November 2023).

The changes over time in the number of calls received and the proportion of callers being referred for services are, in part, a reflection of the shift in LTLAN referral triage protocols that have changed which callers are considered eligible for a referral to a CLCPP attorney for legal services. When the LTLAN first went into operation in June 2020, a caller who was income eligible and had a legal issue related to a potential loss of possession could be referred to the network partners for services. As the number of calls has increased, the LTLAN referral criteria has narrowed to better align with the attorney capacity and to ensure that tenants with the most urgent needs are prioritized for help. Currently, tenants are referred to the CLCPP partners for legal services only when they **are income eligible and have an active case**, either an eviction case has already been filed against them by their landlord or they have been illegally locked out of their home.

Tenants with an active eviction case, but who are not income eligible for CLCPP services, are referred to the Landlord Tenant Resource Center (LTRC) where they may receive legal information or brief assistance from a volunteer attorney. During the current grant period, tenants who called the LTLAN without an active eviction case (i.e., the landlord has not filed an eviction complaint with the Court) were not referred for legal services from a CLCPP attorney. Instead, the LTLAN intake staff provided legal information (via a specialized script developed by the CLCPP attorneys) to inform the tenant about their next steps¹³ and referred them to other resources outside of the CLCPP. This adjustment in LTLAN referral guidelines allowed the CLCPP partners to continue to sustain the coordinated intake service at a level that better matches the network’s capacity to provide legal services while the number of callers increases.

¹³ The CLCPP attorneys have developed several scripts for LTLAN intake workers to use that impart legal information that can help tenants in certain situations better understand their rights and responsibilities.

DIRECT LEGAL SERVICES

This section presents data to reflect the direct legal services provided by the CLCPP partners.¹⁴ With grant funds, CLCPP partners provide a continuum of legal services, from legal information to full representation. Each service type is defined below.

Landlord Tenant Legal Assistance Network (LTLAN) intake screening – brief intake with individuals calling the LTLAN hotline to assess their eligibility and refer them to a CLCPP partner for further assessment and legal assistance

Legal information – general information regarding legal rights and responsibilities or explanation of options (not legal advice)

Advice and counsel – legal information and a recommendation for a course of action for the specific case, but no action on behalf of the tenant

Brief services – brief action on behalf of the tenant, such as drafting a letter or making a phone call; typically not more than 2 hours of time; no court appearance

Limited scope representation – more involved action on behalf of the tenant, but less than full representation; typically more than 2 hours of time; may include court appearance

Full representation – committing to represent the tenant for the duration of the case; may involve negotiation, litigation, administrative representation, or other advocacy as the attorney of record

This section is divided into three parts that separately discuss CLCPP service data provided in **eviction cases**, **housing choice voucher termination cases**, and **tenant petition cases**, primarily tenant petitions requesting that landlords repair substandard housing conditions. Data on the number of cases closed and the CLCPP services provided are presented for each type of case. When available, outcome data are presented, including how cases were resolved (e.g., trial, settlement agreement, dismissal), outcomes of the case (e.g., which party had possession of the unit at the time the case was resolved, the status of the voucher), and the degree to which the outcome aligned with the tenant’s wishes.

Because CLCPP services for tenant petition cases started during this reporting period, there are limited data available for these cases, such as the number of cases closed by the CLCPP partners, the matters addressed by these cases, and the services provided to tenants. As the CLCPP partners continue to provide legal services to tenants who want to initiate a legal action, data collected on these services, including case outcomes, will be described in future reports.

¹⁴ Legal services staff enter data when they have completed providing services for a case. In some instances, services end (providers close the case), when the case is resolved by the court. In other instances, services are provided for a limited period of time and services may end (and the case may be closed by the provider) before the case has been resolved by the court.

EVICTIION CASES

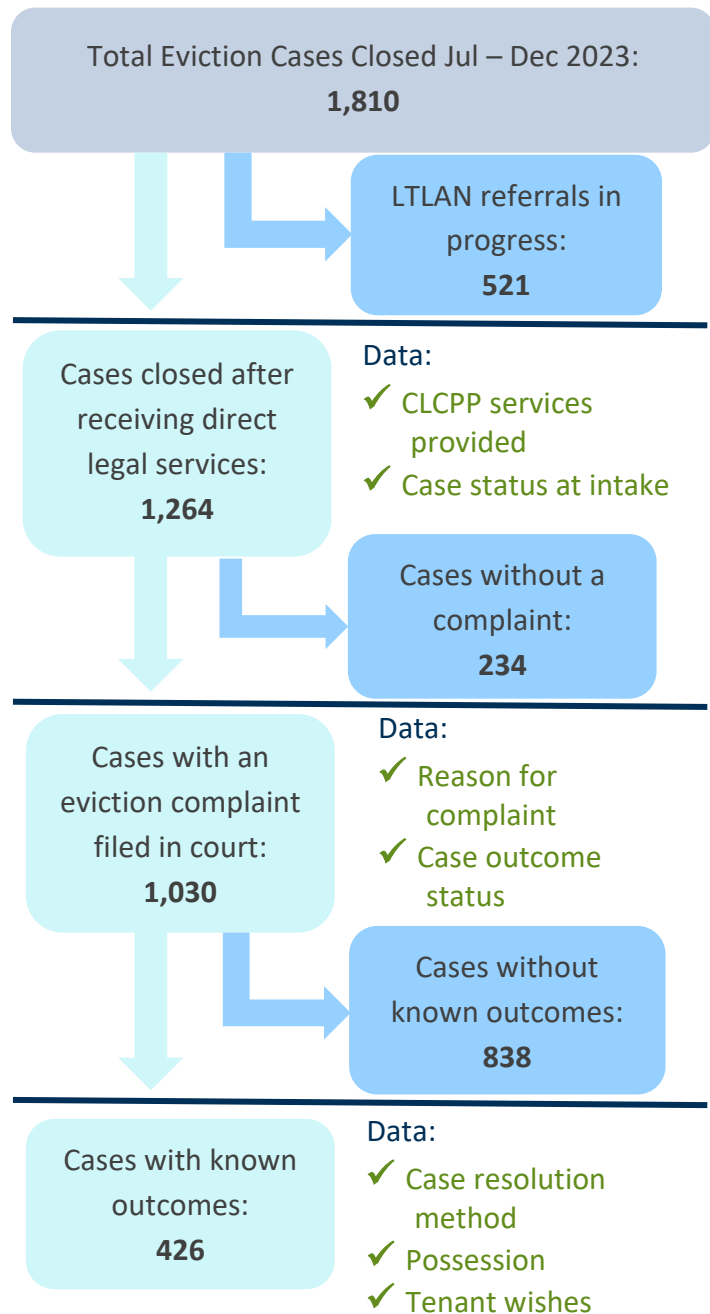
Characteristics of Eviction Cases

As shown in Exhibit 7, the CLCPP partners closed a total of 1,810 eviction cases between July and December 2023. Of this total, 521 (29%) were LTLAN-referred cases that were still in progress at the time of this report¹⁵ and 3 (< 1%) were referred to a pro bono attorney. The remaining 1,264 (70%) cases were closed after receiving legal services from the CLCPP partners beyond the initial intake screening.

Of the 1,264 cases that received CLCPP services, **234 (19%) involved tenants who contacted the CLCPP before the landlord had filed a complaint** with the court. These tenants received a notice of eviction but were not facing an active lawsuit at the time that they presented for CLCPP services. The remaining **1,030 cases (81%) involved tenants who had a complaint filed against them** when they came to the CLCPP, and, therefore, were facing an active eviction case. Among the 1,030 cases with an eviction complaint, **the landlord cited non-payment of rent as the basis for the eviction in 886 (86%)**.

Finally, **case outcomes were known for 426 cases**. This represents 41% of the total cases that had a complaint filed, 34% of cases that received services beyond an intake screening, and 24% of all eviction cases handled by the CLCPP.

Exhibit 7. CLCPP Eviction Cases Served (July – December 2023)



¹⁵ LTLAN staff had conducted an intake and had referred the case to a CLCPP partner, but the partner had not yet closed the case.

Amount Demanded by Landlords in Eviction Cases

Among the 886 eviction cases filed for non-payment of rent, 697 had information about the amount of money demanded by landlords on the complaint. Because the amount of money demanded by the landlords is best understood in the context of the monthly rental amount paid by tenants, tenants with and without a housing subsidy are discussed separately.

Amount Demanded from Tenants with a Housing Subsidy

Of 697 cases with information about the amount demanded, 91 featured tenants who had some type of housing subsidy. In these 91 cases the median amount demanded was \$4,117, while the mean was \$6,186.¹⁶ The median rent amount for which these tenants were responsible was \$319 per month, meaning that, **on average, landlords demanded just over 1 year the monthly rental amount paid by tenants with a subsidy.**¹⁷

Amount Demanded from Tenants without a Housing Subsidy

Among the remaining 573 cases for tenants who did not have a subsidy,¹⁸ the median amount demanded was \$7,175, and the mean was \$10,236. The median rental amount that these tenants paid was \$1,223 per month, meaning that **landlords demanded, on average, just under 6 months' rent from tenants without a housing subsidy.**¹⁹

Legal Services Provided in Eviction Cases

Partner Approach to Service Provision

The increase in tenants who received legal help from the CLCPP network during the current reporting period reflects the partners' current approach to service provision. As the number of tenants accessing the CLCPP has increased, the partners have committed to providing at least some level of services to as many tenants as possible. As part of this approach, CLCPP attorneys:

- **Developed triage protocols to prioritize serving tenants who face an imminent risk of being unhoused through an eviction action.** Of the cases closed during the current reporting period, 81% featured tenants who had been served with an eviction complaint.
- **Provided more advice and counsel to tenants that helped them navigate their eviction case without an attorney.** This advice was designed to help tenants remain housed, to help mitigate

¹⁶ Median refers to the middle value (the 50th percentile marker) when the records are ordered from least to greatest in value. Mean refers to the average value, calculated by adding all values and dividing by the total number of records. Means are prone to over- and under-estimation when there are very high or very low values in the dataset. Medians are more stable.

¹⁷ Among the 91 cases featuring tenants who had a housing subsidy, the amount demanded by landlords varied from \$385 to \$30,000.

¹⁸ Information about whether the client lived in subsidized housing was not available in 33 cases.

¹⁹ Among the 573 cases featuring tenants who did not have a housing subsidy, the amount demanded varied from \$618 to \$106,551.

the impact of an eviction, as well as to provide information about the available non-legal support services in place to help tenants find new housing if they needed to move out.

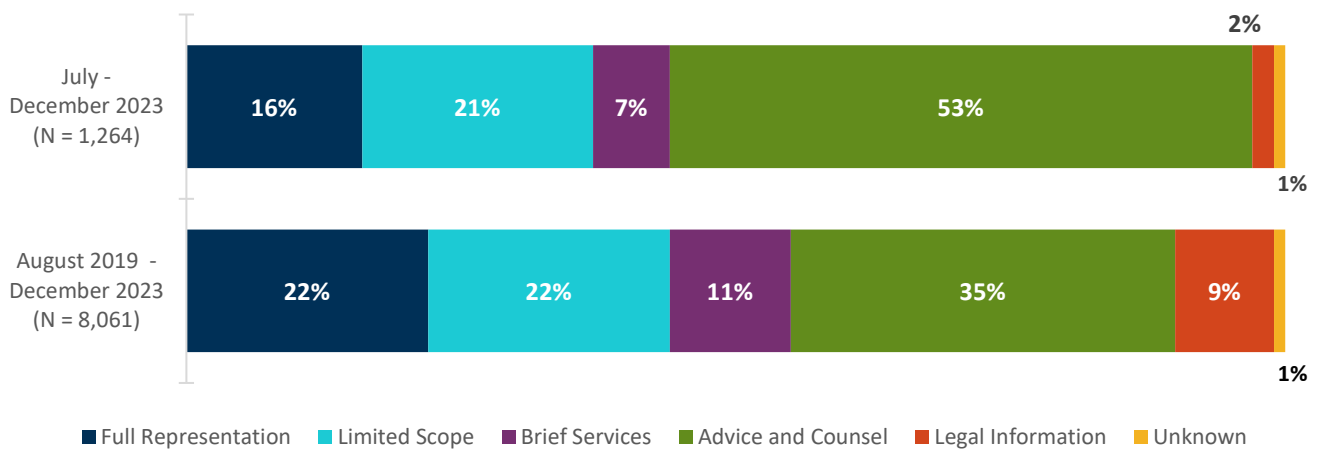
Legal Services Provided During Current Grant Period and Since August 2019

Exhibit 8 shows the legal services provided across the 1,264 eviction cases closed during this reporting period (top bar) and across the 8,061 eviction cases closed since data collection began in August 2019 (bottom bar).²⁰ As shown in Exhibit 8, the distribution pattern differs between the current reporting period and the overall data collection period.

During the current grant period, the percentage of cases that received full representation (16% of cases) is lower than the percentage since August 2019 (22%). The percentage of cases that received limited scope representation was similar (21% of cases during the current period vs 22% total), while a lower percentage of clients received brief services during the current period (7%) than total (11%).

The largest shift in service provision is in the percentage of cases that were closed after the client received advice and counsel. During the current reporting period, 53% of cases ended after the attorney provided advice and counsel, which is higher than the percentage of cases since August 2019 (35%). Many of these cases that received advice were nonpayment of rent cases where the landlords demanded more money than the tenant could pay, and where the tenant did not have a viable defense (e.g., the housing conditions are sub-standard, the landlord did not follow the proper procedure to file or serve the complaint, etc.). In these cases, the attorneys are limited in what they can do for the client and offer advice and counsel to minimize the impact of the eviction lawsuit.

Exhibit 8. Legal Services Provided for Eviction Cases (Current Period and Total)



²⁰ If a client received more than one service, they are counted once under the highest level of service.

Outcomes Achieved in Eviction Cases

When entering service data, attorneys are asked to input information about case outcomes, if they know them. Two inherent limitations to these outcome data bear noting:

- Cases with outcomes come from **those in which a complaint was filed**.
- Attorneys **only know the outcomes of the cases that they help to resolve**, which are primarily those that receive some level of representation.

While these outcome data are important to examine, they are biased toward certain types of cases and services and may not adequately represent the full population of eviction cases (see Exhibit 7 above).

Therefore, they should be interpreted with caution.

During the current reporting period, attorneys entered outcome data for a total of **426 eviction cases**. Most of these cases received representation from a CLCPP attorney: 45% received full representation, 29% received limited scope representation, 25% received advice or brief services, and 1% received legal information.

How Eviction Cases Were Resolved

Exhibit 9 on the following page shows how eviction cases were resolved—the manner by which the case outcomes were reached—for the current reporting period (July – December 2023) and the entire evaluation timeframe (August 2019 – December 2023). Of the 426 cases closed in this reporting period with outcome data, the two most common forms of resolving a case were through a dismissal (57%; 15% by the Court, 42% by the landlord) or a settlement agreement between the parties (28%).

Among the 180 cases that ended by the landlord dismissing the complaint during the current reporting period, 50 (28%) resolved because the tenant paid all the rent owed.²¹ An additional 28 (16%) cases dismissed by the landlord were dismissed due to a technical deficiency on the notice or complaint, 29 (16%) because the tenant moved out, 24 (14%) were dismissed for some other reason (e.g., the parties came to an agreement to end the case or the landlord’s allegations of a lease violation were incorrect), and 15 (8%) because the tenant cured violations unrelated to non-payment.

This distribution reflects the efforts by the CLCPP attorneys to help tenants connect with emergency rental assistance funds to pay back rent owed, and to hold landlords to the procedural requirements for filing evictions by challenging notice or complaint documents that were legally insufficient. The cases that dismissed due to technical deficiencies with the notice or complaint are typically dismissed *without prejudice*, which means that the underlying dispute is not resolved, and the landlord can refile the eviction case.

²¹ Of the tenants whose case was dismissed because they paid the landlord back rent, 56% received funds from the DC Emergency Rental Assistance Program (DC ERAP).

Exhibit 9. Resolution of Eviction Cases (Current Period and Total)

How eviction cases were resolved	Current Period (July – Dec 2023) # (%)	Total (Aug 2019 – Dec 2023) # (%)
Total number of cases with a complaint filed	1030 (100%)	5,805 (100%)
Number of cases with a complaint and data about outcomes	426 (41%)	2,976 (51%)
Of cases with a complaint and outcome data, number that were resolved via...		
Notice withdrawn	3 (1%)	15 (1%)
Court dismissal	66 (15%)	431 (14%)
Landlord dismissal without terms	180 (42%)	1,053 (35%)
Consent/confessed judgment	3 (< 1%)	33 (1%)
Default judgment	6 (1%)	51 (2%)
Settlement agreement	120 (28%)	1,021 (34%)
Judgment at trial	8 (21%)	32 (1%)
Court ruling (not through dismissal or trial)	6 (1%)	38 (1%)
Landlord’s motion for judgment to terminate stay ^a granted	5 (1%)	55 (2%)
Landlord’s motion for judgment to terminate stay ^a withdrawn	2 (< 1%)	43 (1%)
Landlord’s motion for judgment to terminate stay ^a denied	1 (< 1%)	12 (< 1%)
Court dismissal due to eviction filing during moratorium	0 (0%)	31 (1%)
Other	25 (6%)	151 (5%)
Unknown	1 (< 1%)	9 (< 1%)

^a Landlords file a motion to terminate the stay of eviction when there is an existing eviction judgment that is put on hold with a judicial stay order until the judge can decide if the eviction should proceed. In these cases, the landlord alleges the stay should be lifted to allow the eviction. If the motion is granted, the tenant is subject to eviction; if the motion is denied, the tenant can remain in the rental unit.

Possession Outcomes for Tenants

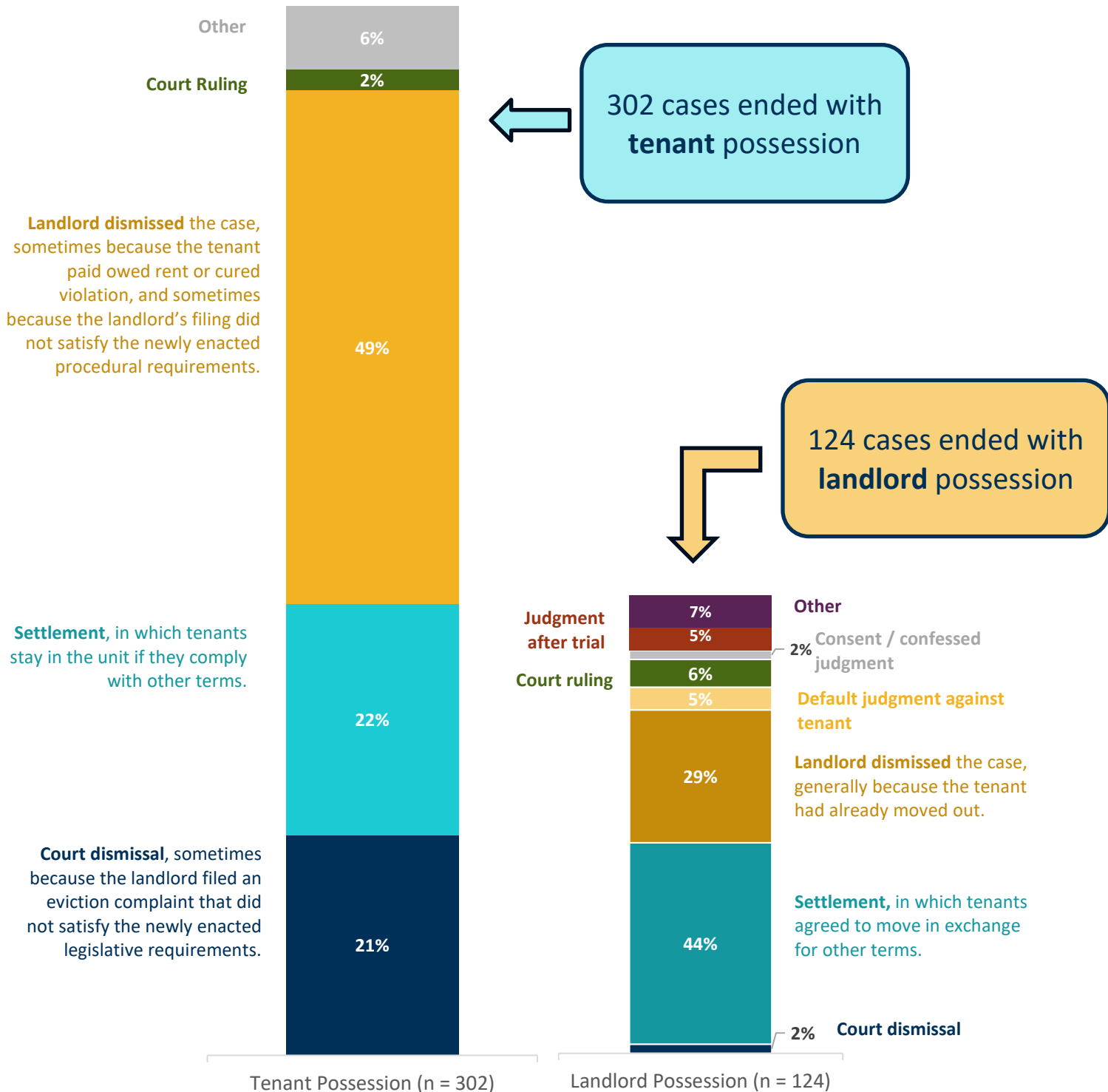
Across the 426 eviction cases with outcome data, 302 (71%) tenants retained possession of the unit and possession reverted to the landlord in 124 (29%) cases.²² It is important to note that in many of the cases where possession reverted to the landlord, the tenant agreed to leave the property or negotiated a departure settlement that mitigated the legal and financial consequences of an eviction and afforded them more agency over the circumstances of their move. In some cases, tenants wished to leave the unit, but still needed legal assistance to resolve their case under favorable terms by reducing the financial burden of rental debt obligations or avoiding the ongoing challenges that an eviction judgment presents. Therefore, understanding whether the tenant was successful in response to the landlord's eviction complaint requires taking a more nuanced look at how possession was determined. To this end, the following analyses explore how the possession outcome affected the tenant by incorporating the method of case resolution, the tenants' desire to stay in the rental unit, and the terms of party settlements.

Case resolution favored tenants. Exhibit 10 on the following page shows the method of case resolution among the 302 cases in which the tenant retained possession and, separately, among the 124 cases in which the landlord regained possession. When tenants retained possession (shown in the left bar of Exhibit 10), they generally did so outright due to the case being dismissed either by the Court (21% of tenant possessions) or by the landlord (49%). Other tenants retained possession by agreeing to the terms of a negotiated settlement (22%). The high rate of dismissals during this reporting period suggests that the CLCPP attorneys continued to protect clients from legally insufficient filings as the landlords adjusted to the new filing requirements. While a dismissal in these cases may not reflect the final outcome of the dispute because the landlord can refile the case, a dismissal gives the tenants additional time to either correct the alleged lease violation or find a new place to live. Additionally, the new legislation requires the Court to seal eviction records, which can ease tenants' ability to find replacement housing. The law also has new guidelines that landlords must consider before taking on new tenants, which may encourage them to negotiate an agreement with the existing tenant rather than pursue an eviction and go through the process of re-renting the unit.

As shown in the bar on the right side, landlords primarily regained possession through a settlement agreement (44%) in which tenants may have agreed to move in exchange for other benefits. Landlords also gained possession when tenants chose to move out of the unit before a hearing had occurred, leading the landlord to dismiss the case (28%). About 19% of the cases that ended in landlord possession ended with an unfavorable court outcome against the tenant, as 5% ended with default judgments against the tenant, 6% ended with a court ruling in favor of the landlord, 2% ended with a consent or confessed judgment, and 5% ended with judgment against the tenant after a trial. Notably, these cases that ended in an unfavorable court ruling against the tenant represent 23 (5%) of the 426 eviction cases with outcome data.

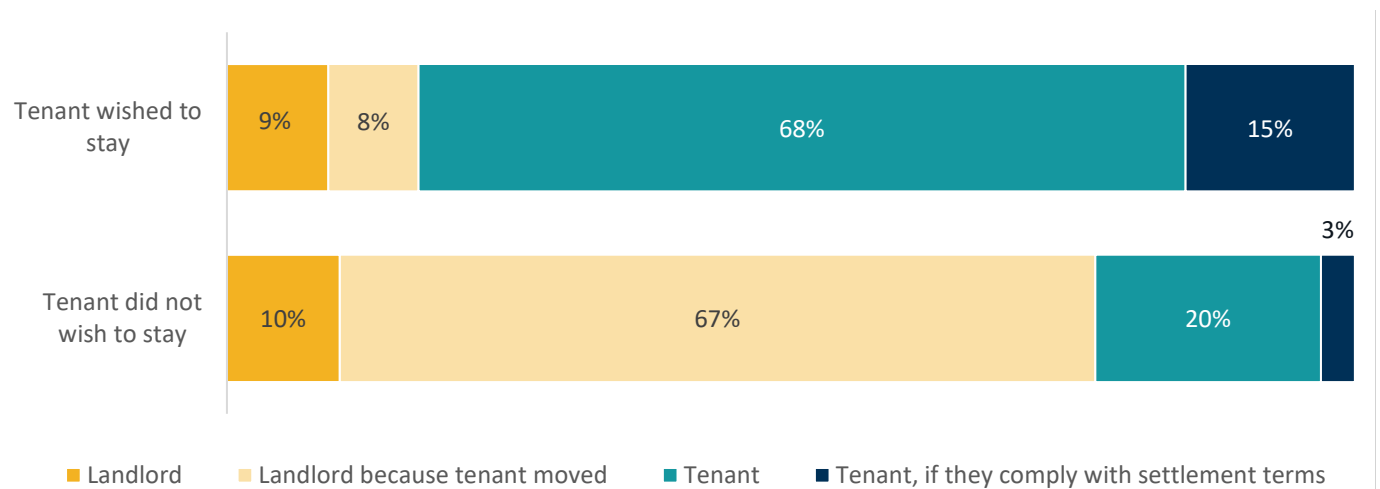
²² Possession outcomes were unknown in 2 (<1%) cases.

Exhibit 10. Method of Resolution by Party Entitled to Possession (July – December 2023)



Possession of the property aligned with tenant wishes. At CLCPP service intake, of the 426 cases with outcome data closed during this reporting period, 331 tenants (78%) wished to stay in the unit and 79 (19%) expressed a desire to leave.²³ As shown in Exhibit 11, in the 331 cases where tenants wished to stay, they were able to do so 83% of the time. In cases where the tenants did not wish to stay, they vacated the unit to resolve the dispute in 67% of the cases in which possession reverted to the landlord. Of the 124 cases that ended with landlord possession in the current reporting period, 49% of the tenants indicated that they did not wish to stay in the unit at the time of intake (not depicted).

Exhibit 11. Possession of Property by Tenant Wish to Stay (July – December 2023)



²³ Tenants expressed another wish (e.g., they want to stay until they find another place to live, or they can't stay in the unit because it was not inhabitable) in 3 (1%) cases. Tenant wishes were unknown in the remaining 12 cases (3%).

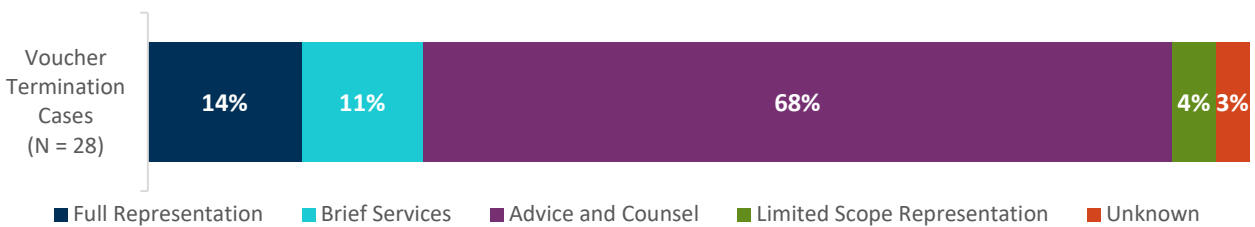
HOUSING CHOICE VOUCHER (SUBSIDY) TERMINATION CASES

In addition to eviction cases, CLCPP attorneys served tenants at risk of losing their housing choice vouchers administered by the DC Housing Authority (DCHA). As shown in Exhibit 12 on the following page, of the 28 voucher termination cases closed during this reporting period, 14 (50%) had outcome data entered. Of the 241 voucher cases closed between August 2019 and December 2023, outcome data were entered for 153 (63%).²⁴

Services Provided

Exhibit 12 shows the legal services provided across the 28 voucher termination cases closed during this reporting period. Of these cases, 14% received full representation, 11% received brief services, 68% were given advice and counsel, 4% received limited scope representation. Service level was unavailable for 1 (3%) case.

Exhibit 12. Legal Services Provided for Voucher Termination Cases (July – December 2023)



How cases were resolved. Of the 14 cases with outcome data closed during this reporting period, half were settled through negotiation without litigation, 1 (7%) was settled via negotiation with litigation, and 4 were resolved by some other method, such as the landlord rescinding the request for termination (displayed as “other” in Exhibit 22). Among the 153 cases closed since August 2019 with outcome data, 73 (48%) were settled via negotiations without litigation, 27 (18%) settled through negotiations with litigation, 6 (4%) were decided at a hearing, and 4 (3%) were decided on appeal to the DCHA Executive Director. Cases settled without litigation typically involved CLCPP attorneys helping the tenant reach an agreement to keep the landlord from filing the termination request with DCHA. CLCPP attorneys also helped tenants complete the recertification process (6%) and successfully petition for reasonable accommodation for a disability (3%).

Status of Housing Choice Voucher. As shown in Exhibit 13 on the following page, tenants in 71% of voucher cases with outcome data were able to retain their subsidies due to their voucher termination being rescinded. Of the 153 cases closed since data collection began that had outcome data available, 111 (73%) tenants had their voucher termination rescinded and were therefore able to keep their subsidy. Another 8 (5%) tenants had their termination delayed on the condition that they complied with obligations. Only 6 (4%) tenants had their termination upheld and lost their subsidy.

²⁴ Voucher outcome information was not collected for cases closed before January 2021 (21 cases).

Exhibit 13. Resolution of Voucher (Subsidy) Termination Cases (Current Period and Total)

Administrative case resolution	Current Period (July – Dec 2023) # (%)		Total (Aug 2019 – Dec 2023) # (%)	
Total number of cases served	28 (100%)		241 (100%)	
Total number of cases with data about outcomes	14 (50%)		153 (63%)	
Of cases with outcome data, number that were resolved via...				
Settlement via negotiation without litigation	7	(50%)	73	(48%)
Settlement via negotiation with litigation	1	(7%)	27	(18%)
Decision at a hearing	0	(0%)	6	(4%)
Decision on appeal to Executive Director	0	(0%)	4	(3%)
Recertification completed	0	(0%)	9	(6%)
Reasonable accommodation granted	0	(0%)	5	(3%)
Other	4	(29%)	22	(14%)
Unknown	2	(14%)	7	(5%)
Status of housing choice voucher at case closure				
Voucher termination rescinded	10	(71%)	111	(73%)
Voucher termination upheld	0	(0%)	6	(4%)
Voucher termination delayed subject to tenant’s compliance with obligations	0	(0%)	8	(5%)
Unknown	4	(29%)	20	(13%)

Percentages may not sum to 100% due to rounding.

TENANT PETITION CASES

In July 2022, the CLCPP statute expanded to include the provision of legal services to tenants who wanted to initiate a legal action, either in the form of a petition against their landlord (e.g., to remediate substandard housing conditions or allege a rent control violation) or an administrative petition with the DC Housing Authority (e.g., to appeal the denial or termination of rapid rehousing or shelter vouchers, to request a transfer voucher, or to adjust the rent owed by a tenant with a housing subsidy). Unlike eviction cases where tenants are the defendants (the party responding to a complaint filed against them), tenants in these cases are the petitioners (the party initiating the case) and come to the CLCPP looking for help to understand their legal rights to file legal action, draft demand letters to landlords, negotiate settlements and, if necessary, initiate a legal case or administrative matter.

Exhibit 14 displays the number of tenant petition cases closed by CLCPP partners during the current reporting period and total, separated by the type of housing matters addressed. As shown, 59 of the 63 tenant petition cases (94%) closed by the CLCPP between July and December 2023 pertained to housing conditions (Housing Conditions or Rapid Rehousing Conditions).

Exhibit 14. Tenant Petition Matters Addressed (July – December 2023)

Type of Petition	Current Period (July – Dec 2023) # (%)	Total (Aug 2019 – Dec 2023) # (%)
Housing Conditions	51 (81%)	104 (78%)
Rapid Rehousing Conditions	8 (13%)	13 (10%)
Other Rapid Rehousing Issue	0 (0%)	4 (3%)
HUD Administrative Matter	0 (0%)	1 (1%)
Other Administrative Matter related to Voucher or Subsidy	3 (5%)	5 (4%)
Rent Control / Unlawful Rent Increase	1 (1%)	2 (2%)
Other	2 (3%)	3 (2%)
Unknown	0 (0%)	3 (2%)
Missing	0 (0%)	0 (0%)
Total	63 (100%)	134 (100%)

Percentages may sum to over 100% as multiple matters may be addressed in one case.

Housing Conditions Cases

The Children’s Law Center (CLC) joined the CLCPP network in January 2023 and uses its CLCPP funding to provide legal services for tenant petition cases. In particular, CLC focuses on serving low-income families with children who have health issues (e.g., asthma) and who are living in rental units with substandard conditions which may exacerbate symptoms or lead to negative health outcomes. The CLC served 57 of the 59 housing conditions cases²⁵ closed by CLCPP partners during the current reporting period, and 114 of the 117 cases closed between January – December 2023.

CLC Client Characteristics, July – December 2023

Of the 56 clients served by the CLC during the current reporting period, 52 (93%) identified as female²⁶, while 45 (80%) identified as a woman of color. Many of these clients had limited financial means, with 35 (63%) reporting that they lived with zero income. Further, 51 (91%) had a household income under 100% of the Federal Poverty Guidelines (FPG) while the income for the remaining 5 (9%) fell between 100 – 149% FPG. These data show that the CLC is providing services to women of color who are living with severely low income, all of whom have at least one minor child in their household.

CLC Client Information

Of the 56 tenants served:

93% identified as a woman

80% identified as a woman
of color

63% lived with zero income

How Clients Connected with the CLC for Services, July – December 2023

The CLC maintains robust referral relationships with medical providers and other community partners, and most of the tenants that they serve connect through these pathways. Of the 56 clients served by the CLC in the current reporting period, 29 (52%) heard about the CLC through a referral by either a medical provider (14 cases; 25%) or another community-based organization (15 cases; 27%). Another 14 (25%) clients connected to the CLC through a referral from a former client, while 2 (4%) were referred by another CLCPP provider, and 1 (2%) got the CLC’S information from court materials.²⁷ The remaining 21 clients (38%) heard about the CLC from some other source.

The clients’ first point of contact to the CLC reflects this referral pathway. Of the 56 clients served during this reporting period 36 (64%) contacted the CLC directly (likely after hearing about them from a trusted source) while the remaining 20 (36%) connected through a referral from an organization outside the CLCPP partner network.

²⁵ Across these 57 cases, 56 clients received services (one client received services for two cases).

²⁶ Of the remaining 4 clients, 1 (2%) identified as transgender while the gender identity for 3 (5%) was unknown. Zero (0%) of CLC clients in the current reporting period identified as male.

²⁷ Information about how tenants heard about the CLC was unavailable for 10 (18%) cases.

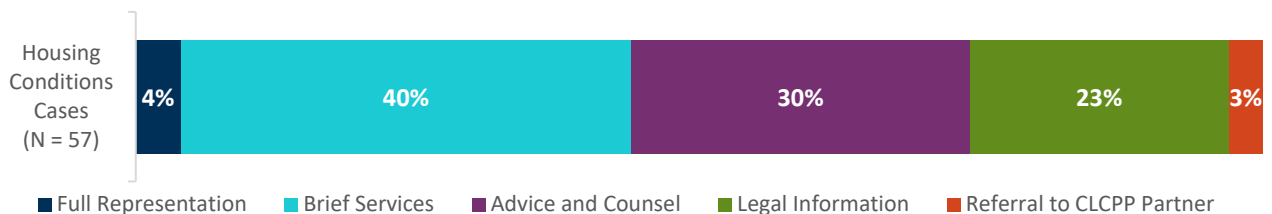
Medical Vulnerability of CLC Clients, July – December 2023

A high percentage of CLC clients also have reported medical issues that make them more vulnerable to the health risks created by substandard housing conditions. Of the 56 CLC tenants served from July through December 2023, information about the child’s health was available in 29 (52%). Among these tenants, 18 (62%) reported that the child had asthma. Information about whether anyone in the client’s household had been to the Emergency Room (ER) or been hospitalized within the past year was available in 27 cases (48%), of which 13 (48%) reported that at least one person in the home had been to the hospital. Of these 13 cases that reported a household member had been to the ER or the hospital, 11 reported that the person was a child.

Services Provided by CLC Attorneys, July – December 2023

Exhibit 15 shows the legal services provided by CLC across the 57 housing conditions cases closed during this reporting period. Of these cases, 2% received full representation, 40% received brief services, 30% were given advice and counsel, 23% were provided with legal information, and 4% were referred to another CLCPP partner for assistance with a potential eviction. The percentage of CLC clients who received legal information is largely due to tenants who contacted the CLC after receiving a referral, went through the intake process during which they received information about their legal issue, and did not respond to attempts by a CLC attorney to contact them for additional services.

Exhibit 15. Legal Services Provided for Housing Conditions Cases (July – December 2023)

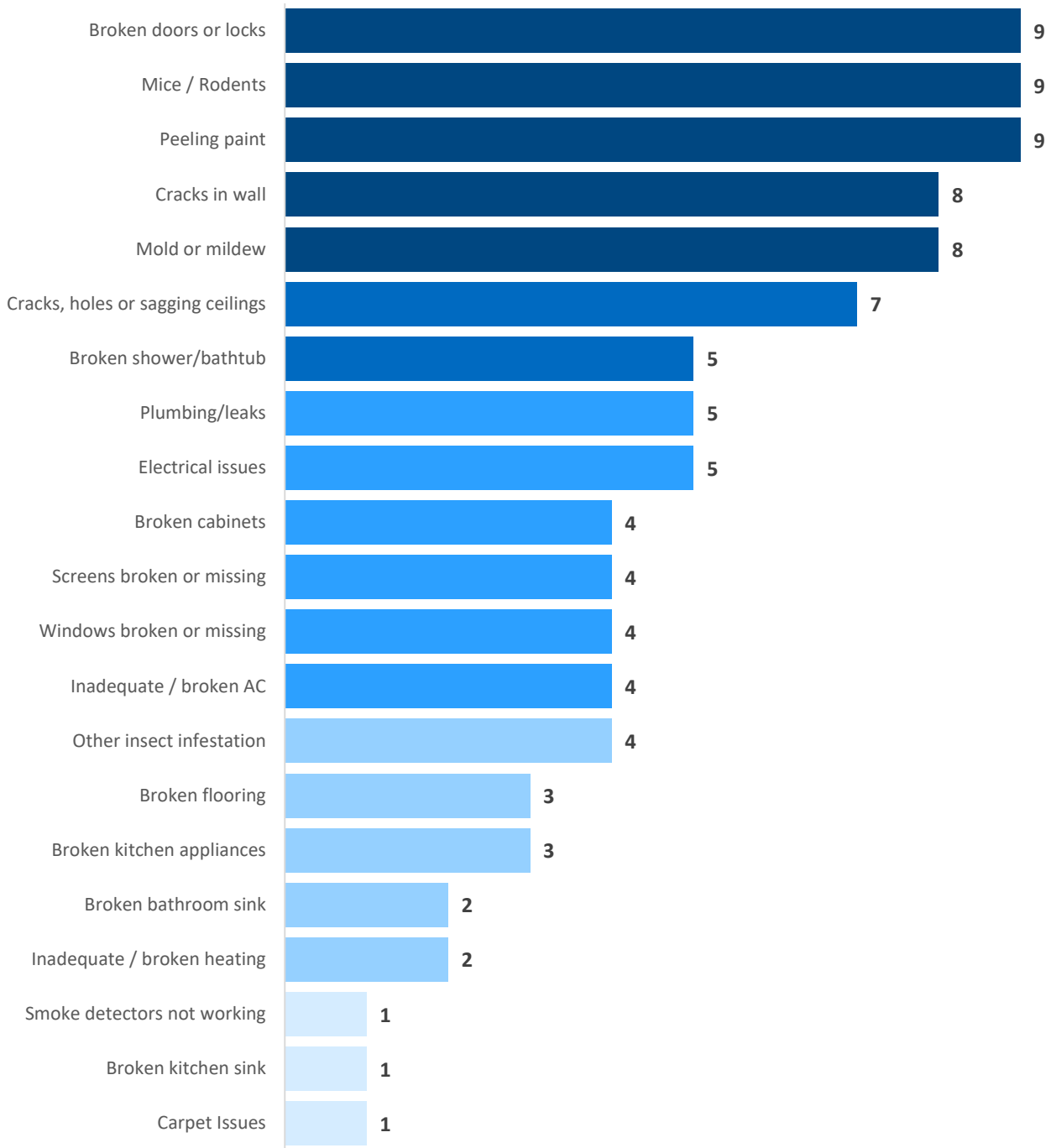


The Children’s Law Center does not offer limited scope representation in housing conditions cases.

Housing Conditions Issues, January – December 2023

Information on the nature of the interior housing conditions that led to the tenant’s demand for repairs was available in 2 cases (3%) during the current reporting period, and 12 cases (10%) since the CLC started providing CLCPP funded services in January 2023. **Across the 12 cases in 2023, tenants requested remediation for 21 different conditions issues that affected the habitability of the unit, with an average of about 8 conditions issues cited per case.** Exhibit 16 on the following page displays the number of cases that identified specific conditions issues and shows that the most common issues tenants requested repairs for broken doors or locks (9), the presence of mice or rodents (9), peeling paint (9), cracks in the wall (8), mold or mildew in the unit (8), cracks or holes in the ceilings (7), and broken shower or bathtub (5). Only 3 cases reported substandard exterior housing conditions in 2023.

Exhibit 16. Number of Cases with Housing Conditions Requested (January – December 2023)



Tenants identified interior housing conditions cases in 12 cases between January – December 2023.

Housing Conditions Case Outcomes, January – December 2023

Information about case outcomes was only available for 2 (3%) of the 57 cases closed during the current reporting period. This section presents data on the 12 (10%) of 114 cases closed by the CLC between January and December 2023 that had outcome data.

How cases were resolved. Exhibit 17 shows how the 12 cases served by the CLC between January – December 2023 that had information about case outcomes were resolved. As shown, 9 (75%) of these cases were voluntarily dismissed by the tenant, 4 (33%) because the tenant moved out, 3 (25%) because the tenant was able to transfer to a different rental unit, and 2 (17%) after the tenant withdrew their petition without the repairs completed. In 1 of the 12 cases (8%), the Court dismissed the case after finding that the landlord had made the repairs requested by the tenant.

Exhibit 17. Resolution of Housing Conditions Cases Served by the CLC (January – December 2023)

Case resolution	Total # (%)
Total number of cases served	114 (100%)
Total number of cases with data about outcomes	12 (10%)
Of cases with outcome data, number that were resolved via...	
Landlord made requested repairs after receiving demand letter	0 (0%)
Voluntary dismissal by the tenant due to satisfaction with repairs	0 (0%)
Voluntary dismissal by the tenant because the tenant vacated the rental unit	4 (33%)
Voluntary dismissal by the tenant because tenant received a transfer to a different rental unit	3 (25%)
Voluntary dismissal by the tenant because the tenant withdrew the case without repairs being made	2 (17%)
Court dismissal due to landlord demonstrating that repairs have been made	1 (8%)
Other	2 (17%)
Unknown	0 (0%)

Case Outcomes. The primary outcomes of interest in housing conditions cases include the status of the repairs requested, whether the tenants received reasonable accommodation or rent abatement because of the condition of the rental unit, and whether the attorney felt that the case objective was achieved at the close of services. Of the 12 cases closed by the CLC with outcome data in 2023, 2 (17%) reported that the requested housing conditions issues were repaired and one (8%) reported receiving reasonable accommodation. None of the cases ended with the tenant receiving rent abatement.

Finally, at the time of case closure, the CLC attorney reported that the client’s objective was achieved in 9 (75%) of the 12 cases.

CLCPP NETWORK ACTIVITIES BEYOND DIRECT LEGAL SERVICES

In addition to providing direct legal services to tenants, the CLCPP network partners undertook several important activities to strengthen the program and navigate the implementation of post-moratorium legislative changes regarding eviction filings. The following section summarizes selected examples of program activities during the current reporting period.

CLCPP partners continued to improve the Landlord Tenant Legal Assistance Network (LTLAN). The LTLAN operates a single phone line for litigants with low incomes to call, Monday–Friday from 9 a.m.–5 p.m., which is staffed by an intake specialist from the DC Bar Pro Bono Center. Intake specialists collect basic eligibility information, and—if a client is eligible for CLCPP services²⁸—the information is entered into the shared database for triage and referral. An attorney from one of the CLCPP partners then contacts the caller to conduct a more thorough case assessment and provide legal assistance. Between July 1 – December 31, LTLAN intake staff fielded over 2,500 calls and referred more than 1,500 tenants for CLCPP services.

Finally, the LTLAN phone number continues to be made available to tenants via official court documents. All pre-court eviction notices sent by landlords to tenants must include the LTLAN phone number, and the Court continues to include the LTLAN phone number on eviction complaint documents, official correspondence to the tenant, and on the Court’s website. During court proceedings, court staff announce the availability of LTLAN services.

CLCPP partners relaunched the Housing Right to Counsel (HRTC) program. In November 2023, the CLCPP partners formally relaunched the HRTC program that had been on pause due to the COVID-19 pandemic. As part of the HRTC, the partners collaborate to train pro bono attorneys in housing law, which adds capacity to the network. CLCPP attorneys manually review eviction filings to identify tenants who have a scheduled eviction hearing and who have a housing subsidy, and mail letters to a subset of these tenants that guarantee legal representation (based on pro bono capacity). When a tenant calls for services, a CLCPP partner organization conducts a brief intake before referring the tenant to a trained pro bono attorney who is supervised by a CLCPP attorney. The HRTC program expands the network’s capacity to provide District residents facing an eviction with critical legal representation.

²⁸ If a caller does not meet the eligibility criteria for CLCPP, they may be referred for other services. For example, through alternate resources, the DC Bar Pro Bono Center can assist landlords with low incomes and tenants who do not income qualify for CLCPP services.

CLCPP grantees played a critical role in advocating for permanent tenant protections. The CLCPP partners worked with DC Council staff to increase protection for tenants who apply for DC Emergency Rental Assistance Program (ERAP) funds. These protections include staying evictions while ERAP applications are pending and permitting ERAP funds to be placed in the court registry if a tenant is experiencing housing conditions issues. CLCPP partners also participated in the *End Rentflation* campaign, which led to the DC Council passing emergency legislation capping rent increases in rent-stabilized properties. Instead of a potential 8.9% increase in 2023, rent increases were capped at 6% beginning July 1, 2023. A provision in the bill also stated rent cannot be increased more than 12% for the following 2 years.

CLCPP partners rolled out the Eviction Prevention in the Community (EPIC) Project. The CLCPP partners met with community-based organizations to implement the EPIC project. The EPIC project brings together 10 organizations, including 6 legal services organizations and 4 community-based organizations, that have established a cooperative support structure that is designed to connect District residents who are at risk of an eviction with legal and legal-adjacent services to help promote housing stability. This effort includes:

- Manually reviewing eviction case data to track new filings in real time and make information available to community-based organizations who are canvassing neighborhoods, providing general renter education and legal information, and disseminating the LTLAN contact information.²⁹
- Meeting monthly with all 10 partner organizations to discuss project implementation, data collection and distribution, and best practices for connecting tenants to resources.
- Building processes and standards to ensure long-term success of the EPIC project, including the creation of subcommittees, holding regular meetings, and creating an EPIC listserv.
- Cross training between groups, including, for example, training for canvassers on how to read court notices and report information that they have discovered via door knocking.
- Establishing *tenant support specialist* positions in each CLCPP legal services grantee organization to provide clients with a range of support services, including help accessing ERAP funds, finding alternative housing if necessary, and connecting with other needed services.
- Supporting *participatory defense hubs*, operated by community-based organization partners, where residents can connect with peer support representatives who provide information about the eviction process in the District and help tenants who are facing an eviction prepare to interact with the court system.

²⁹ The review of eviction case data has enabled the CLCPP partners to generate a report that summarizes publicly available outcomes of scheduled evictions as recorded by the DC Superior Court. This report is available here: <https://www.canva.com/design/DAFdpmgUsqw/8PoOgGODwACjfGWmICy1Pw/edit>

CLCPP partners continued to participate in the Landlord Tenant Working Group. This group meets every 3 weeks to discuss updates and provide recommendations to the Court on process improvements and other topics. This group focuses on providing joint recommendations as issues emerge and disseminates information from this group to all staff at the CLCPP partners.

The CLCPP partners participated in the Landlord Tenant Rules Committee. Further, the Court revived and reconstituted the Landlord Tenant Rules Committee, and attorneys at several of the partner organizations were asked to participate in it. The CLCPP partners who are also members of the Rules Committee have worked to ensure that the Court rules tracked the tenant protections enacted through pandemic emergency and temporary legislation, many of which are now permanent. One of the most significant permanent changes is the requirement for housing providers to list the LTLAN in the eviction notices that must be served to tenants before filing a complaint with the Court.

SUMMARY AND RECOMMENDATIONS

SUMMARY OF CURRENT DATA

From August 2019 through December 2023, the CLCPP network partners have collectively provided legal assistance to 9,081 DC residents with low incomes, closing 11,156 eviction, voucher termination, and tenant petition cases. During the current reporting period, the CLCPP partners served 1,741 tenants with 1,920 cases. Though tenants living in every DC Ward have accessed the CLCPP services, eviction risk continues to be disproportionately experienced by DC residents in Wards 7 and 8, where more than half of the CLCPP clients lived. Eviction risk continues to be disproportionately experienced by DC's Black residents, who account for nearly 8 out of 10 CLCPP clients, and notably, by Black women, who account for more than half of the people served by the CLCPP network.

During the current grant period, the CLCPP partners collectively closed an average of 320 cases per month, which was the highest monthly average since data collection began in August 2019. This increase in cases closed can be attributed to several factors including the growth of the LTLAN, proactive outreach by the CLCPP partners, and an increase in the number of eviction cases filings (see Appendix A). As the demand for CLCPP services increased, the partners responded by:

- **Providing clients with advice and counsel so that the attorneys could offer legal service to more people.** Between July – December 2023 53% of tenants who received help in eviction cases received legal advice and counsel. Many of the tenants who received advice and counsel faced an eviction filed for nonpayment of rent and did not have a legal defense, so the attorneys provided the services that they could offer. Clients who received advice and counsel were provided with guidance on how to respond to the eviction complaint and how to minimize the financial impact of the eviction filing in order to help families remain housed for as long as possible or find new housing. These tenants also received referrals for non-legal services from community organizations. Of the remaining clients, close to 40% received some form of legal representation, such as defending the tenant from an unlawful eviction action, and/or negotiating an agreement with the landlord to close the case.
- **Adjusting Landlord Tenant Legal Assistance Network (LTLAN) referral protocols to prioritize serving tenants who faced an active eviction lawsuit.** The LTLAN continued to be a primary access point to CLCPP services, with 63% of clients connecting to the CLCPP attorneys via the LTLAN between July and December 2023. The successful promotion of the LTLAN through outreach efforts and collaboration with the Superior Court has made more tenants aware of the free legal services available through the CLCPP grant program, which has led to an increase in call volume. To ensure that the LTLAN referrals matched the partners' capacity to serve, only callers who had an active eviction lawsuit were referred for services. Tenants who were not facing an eviction case received legal information and referrals to resources outside the CLCPP.

- **Leveraging community partnerships to build the CLCPP network’s capacity.** During the current reporting period, the CLCPP partner organizations collaborated to develop strategies to augment the system’s capacity as demand increased. In November 2023, the CLCPP organizations relaunched the **Housing Right to Counsel (HRTC) project, which targets services for tenants who are facing eviction from subsidized housing.** As part of the HRTC, the CLCPP attorneys trained a pool of pro bono attorneys to provide services to eligible tenants and developed a workflow to connect tenants to pro bono counsel. The CLCPP partners also continued to **collaborate with community-based organizations on the Eviction Prevention in the Community (EPIC) project.** As part of the EPIC project, the CLCPP organizations and their community partners coordinate community canvassing and other outreach efforts to help tenants who are facing an eviction connect with a CLCPP attorney. In 2023, the community-based organizations also established *participatory defense hubs* where tenants receive legal information about the eviction process and get connected to the LTLAN. The HRTC and EPIC projects represent innovative approaches by the CLCPP partners to expand the network’s ability to serve District residents living with low-income who are at risk of an eviction lawsuit.

As the partners adjusted to the increase in demand for their services, they continued to earn positive outcomes for clients who received representation from a CLCPP attorney. Among active eviction cases closed during the current reporting period that received representation by an attorney, 71% of tenants retained possession of their units. Of those tenants who did not retain possession, most moved out on their own accord or as part of an agreement—**notably, fewer than 5% of CLCPP clients with an active case for which the outcomes were known had a judgment entered against them that put them at risk for an actual lockout.** DC ERAP helped many of these clients stay housed. Between July and December 2023, 25% of CLCPP tenants who retained possession did so with the assistance of ERAP.

The CLCPP attorneys also continued to hold the landlords accountable to the post-pandemic changes in the eviction notice and filing process that are designed to provide tenants with more time and opportunity to respond to an eviction lawsuit. Among the cases that a CLCPP attorney closed, **57% resolved by a dismissal by either the landlord or the court.** Typically, these cases were dismissed because the tenant paid all the rent owed, which would bring a resolution to the dispute. Some of these cases, however, were dismissed without prejudice due to a technical deficiency in the notice or the complaint, meaning the landlord could refile the eviction case. These dismissals allowed the tenants to remain housed while they worked to either stay in their unit or find alternative housing.

Finally, in addition to providing direct legal services to tenants facing an eviction, the CLCPP partners continued to provide **outreach** to make tenants aware of the CLCPP services and engage in ongoing **advocacy** efforts to ensure that the needs of tenants with low incomes are represented in policy decisions.

RECOMMENDATIONS

Based on the findings in this report, a few programmatic recommendations can be offered.

For the CLCPP Partners:

Continue to expand network capacity by training and retaining a robust pool of pro bono attorneys.

The relaunch of the Housing Right to Counsel (HRTC) project, and the associated training of cohorts of pro bono attorneys, has expanded the CLCPP network's capacity to assist tenants with low income being evicted from subsidized housing—a particularly vulnerable group. The HRTC represents a valuable capacity-building effort that should be sustained and, if there are sufficient resources, expanded to further buttress the limited legal aid capacity.

Consider the LTLAN as the central hub for all tenants at risk of eviction. The LTLAN was initially conceived as the coordinated intake hub for the CLCPP providers and has become the primary service access point for CLCPP clients. Due to its successful community promotion, the LTLAN is becoming a trusted and reliable service for all District renters, not just those who are eligible for CLCPP services. As the number of calls to the LTLAN increases, it may be beneficial to modify triage and referral protocols to connect CLCPP-ineligible tenants with non-CLCPP legal and legal-adjacent services, such as the EPIC participatory defense hubs or other services provided by the network's community-based partners.

Sustain and build on referral partnerships that connect tenants with non-legal support services. The CLCPP partners have developed referral partnerships with community-based organizations that provide social support services (e.g., financial resources, food banks, job placement, etc.) to tenants living with low income who may be displaced as a result of an eviction action. These services can help tenants connect with resources to remain housed, or find alternative housing, and the partners should continue to identify partnerships with legal adjacent services providers to support housing stability for District residents living with low income.

For DCBF:

Consider how the Foundation can support and encourage innovation from the CLCPP partners. The CLCPP partners have grown into an effective action network that continues to collaboratively develop innovative approaches to improve services for District renters with low income. The HRTC and EPIC projects represent recent innovations from the network, which broaden the CLCPP providers' capacity, service reach, and community presence. In the coming grant year, it will be important for DCBF to sustain support for these nascent efforts as they take root and to learn from their evolution. The Foundation might also consider ways to further encourage and support innovation from the CLCPP network, as their collaboration offers a terrific example for the broader civil legal aid community.

EXPENDITURES DURING THIS REPORTING PERIOD

Exhibit 18 shows the legal services providers funded with CLCPP grants during this reporting period, the amount of grant funding awarded, and how the funding was used.

Exhibit 18. CLCPP-funded Legal Services Providers (July – December 2023)

LEGAL SERVICES PROVIDER	AMOUNT OF GRANT FUNDING	HOW GRANT FUNDING WAS USED
Legal Aid Society of the District of Columbia	\$2,254,803	The Legal Aid Society of the District of Columbia received funding to prevent displacement and preserve safe and affordable housing for low-income DC tenants and their families.
Bread for the City	\$986,199	Bread for the City prevents displacement and preserves safe and affordable housing for low-income DC tenants and their families by providing and coordinating high-quality legal representation for tenants facing eviction and termination of their housing subsidies.

LEGAL SERVICES PROVIDER	AMOUNT OF GRANT FUNDING	HOW GRANT FUNDING WAS USED
Legal Counsel for the Elderly	\$836,352	Legal Counsel of the Elderly (LCE) received funding to help prevent displacement for DC tenants and their families. LCE's goal is to preserve safe and affordable housing for DC residents by providing and coordinating high-quality legal representation for tenants facing eviction proceedings or subsidy terminations.
Rising for Justice (formerly DC Law Students in Court)	\$2,273,671	Rising for Justice collaborates closely with the six other CLCPP providers to reduce barriers to service, avoid duplication of services, and maximize efficiencies, while also engaging in joint outreach and community education efforts to advocate for systemic change with the courts, government agencies, and the D.C. Council

LEGAL SERVICES PROVIDER	AMOUNT OF GRANT FUNDING	HOW GRANT FUNDING WAS USED
The DC Bar Pro Bono Center	\$914,051	DC Bar Pro Bono Center received funding to address the overwhelming need for legal representation on behalf of tenants at risk of voucher termination and eviction. The DC Bar Pro Bono Center operates the Landlord Tenant Resource Center at the DC Superior Court and staffs the LTLAN intake hotline.
Children’s Law Center	\$382,280	The Children’s Law Center delivers legal services that address substandard housing conditions harming the health of DC children and contributing to racial inequities in pediatric asthma and other health concerns.
Neighborhood Legal Services Program	\$1,041,099	Neighborhood Legal Services Program received funding to help prevent displacement and preserve safe, affordable housing for low-income DC tenants by providing and coordinating high-quality legal representation for tenants facing eviction and housing subsidy termination.

APPENDIX A: OPERATIONAL CONTEXT

SNAPSHOT OF RENTAL COSTS IN THE DISTRICT OF COLUMBIA

In the past several years, DC has seen a surge in development and, with it, rising housing costs and widespread gentrification that is displacing many residents with low income. In its 2023 publication of the annual Out of Reach report,³⁰ the National Low Income Housing Coalition (NLIHC) ranked the District of Columbia as the sixth most expensive jurisdiction (compared to states) in the nation with regard to rental housing wages. In 2023, the Fair Market Rent for a 2-bedroom apartment in DC was \$1,838 per month. For a household to afford a 2-bedroom apartment at Fair Market Rent and not spend more than 30% of their monthly income on housing,³¹ the household must earn \$73,520 annually (or \$6,127 monthly). To achieve that salary, working a 40-hour work week for 52 weeks per year, a person would have to earn \$35.35 per hour. DC's current minimum wage is \$17.00 per hour.

The high rental rates disproportionately impact DC residents of color, because DC's Black residents are more likely to be renters and less likely to own their homes, compared to their White neighbors. The 2022 American Community Survey³² found that, among the 134,120 owner-occupied housing units in DC, 50% were owned by White people, while just 33% were owned by Black people (9% of units were owned by people who identified as multi-racial, 4% were owned by Asian people, and 3% by people of another race). In contrast, among the 192,850 renter-occupied housing units, 44% were rented by Black residents and 39% were rented by White residents (8% were rented by multi-racial people, 5% were rented by Asian tenants, and 4% by people of another race).

OPERATIONAL CONTEXT

Landlord & Tenant Branch of DC Superior Court

Exhibit A-1 on the following page displays case statistics from 2019–2022 (the most recent year data were available) and shows the fluctuation in the number of cases filed in the Landlord & Tenant Branch of the DC Superior Court (the L & T Branch or the Court) and the lockouts scheduled and carried out by the US Marshals Service over the past 4 years. Notably, these numbers reflect all cases heard in the L & T Branch; while the majority are residential eviction cases, these totals also include other types of cases, such as foreclosures. As shown in Exhibit A-1, in 2019, the L & T Branch was a high-volume court, with close to 30,000 cases filed and disposed (35 ending by default, likely because the tenant did not

³⁰ https://nlihc.org/sites/default/files/oor/DC_2023_OOR.pdf

³¹ The U.S. Department of Housing and Urban Development (HUD) states that households experience “rental cost burden” if monthly housing costs exceed 30% of monthly income, and “severe rental cost burden” if housing costs exceed 50% of income.

³² <https://data.census.gov/table/ACSST1Y2022.S2502?q=United%20States&text=housing%20by%20race&g=050XX00US11001>

appear). The onset of the pandemic created a significant shift in operations, however, including a shutdown of the Court,³³ a moratorium on eviction filings, and pause in pending lockouts.

The impact of these operational changes is reflected in the decrease in cases filed and disposed, as well as lockouts scheduled and carried out, in 2020 and 2021 when the DC eviction moratorium was in effect. In September 2021, the moratorium began to phase out and lockouts that were ordered before March 2020, but halted due to the pandemic, resumed. New eviction filings, alleging nonpayment of rent, were allowed as of October 12, 2021, and new eviction filings for other reasons were set to resume in January 2022. As shown in Exhibit A-1, there was a corresponding increase in the number of cases filed and disposed, as well as lockouts scheduled and carried out in 2022, although the volume in 2022 did not approach pre-pandemic levels.

Exhibit A-1. Landlord & Tenant Case Summary Statistics (2019–2022)

	2019	2020	2021	2022
Total Cases Filed in Landlord & Tenant Branch ^a	29,669	8,158	684	9,826
Total Cases Disposed in Landlord & Tenant Branch ^{a, b}	30,035	10,862	2,255	5,371
Total Landlord & Tenant Cases Ending by Default	35	5	10	6
Total Lockouts Scheduled with U.S. Marshals	3,233	2,652	118	754
Total Lockouts Carried Out	1,493	759	4	346

^a Data Source: District of Columbia Courts, <https://www.dccourts.gov/about/organizational-performance/annual-reports>

^b Data Source: DC Office of the Tenant Advocate, <https://ota.dc.gov/>

While the moratorium reduced the number of filings and lockouts during the pandemic period, many District residents living with low income experienced significant economic hardship because of COVID-19. As a result, many people were unable to pay rent during the pandemic or catch up on back-rent owed when landlords were permitted to file new cases again in January 2022. The availability of emergency rental assistance funds through programs such as STAY DC and DC ERAP (discussed below) have been instrumental in keeping thousands of these tenants housed. However, these funds are not a perpetual or inexhaustive resource. The federal funding that supported STAY DC ended in 2022, and the public funds that support DC ERAP are limited. As eviction filings continue to increase, so does the number of tenants whose housing stability is at risk. In 2023, the number of lockouts scheduled (1,783) and carried out (1,068) increased dramatically, with the lockouts carried out approaching pre pandemic levels (not displayed).

³³ The Court resumed limited operations in July 2020 when it started conducting remote hearings.

These data indicate that eviction filings are increasing. Given that most evictions are filed against renters with low income as the number of eviction filings increases, so does the number of potentially unrepresented tenants in the court system and the corresponding need for CLCPP-funded legal services. Indeed, as discussed in the following section, there was an increase in the number of tenants who sought and received legal services from the CLCPP partner network during the current grant year.

Emergency Rental Assistance Programs (ERAP) in Washington, DC

Tenants who are eligible for CLCPP legal services represent families with low income from historically marginalized communities, most of whom live at or under 250% of the Federal Poverty Guidelines. Most of these families spend over 30% of their monthly income on rent, with many spending more than 50%. With such a high percentage of income dedicated to rent, the housing stability of CLCPP clients is particularly vulnerable to sudden changes in financial circumstances that affect their ability to keep current on rent. If a CLCPP-eligible tenant misses a rental payment, they often do not have the savings or sufficient income to catch up on back rent and pay their current rent, which means that the slightest change to their financial situation can put them at risk of being unhoused.

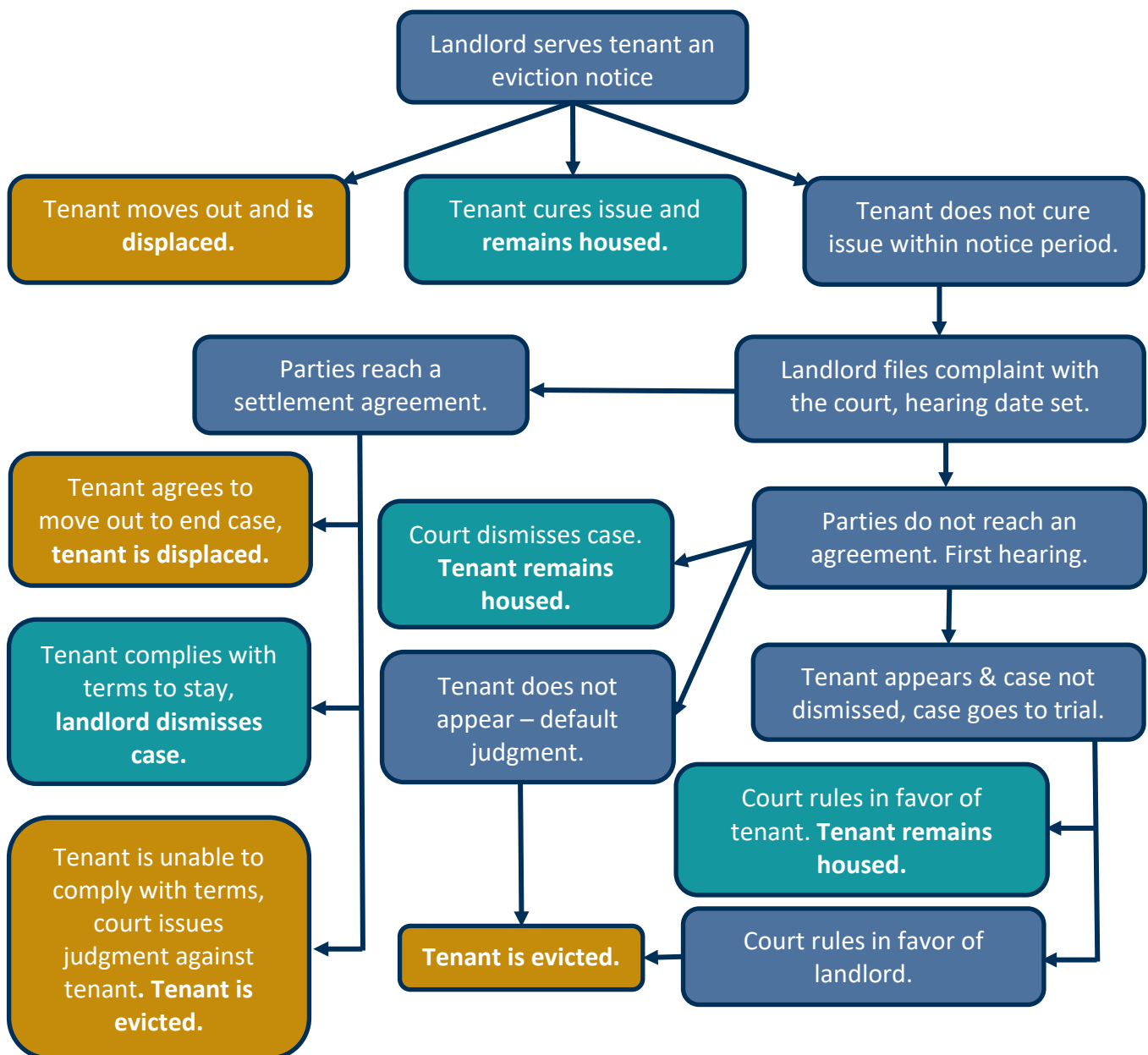
Under these conditions, publicly available rental assistance money can be critical to keeping residents with low income housed, and, indeed, since the CLCPP evaluation began, **36% of clients who retained possession of their rental unit** did so with the assistance of ERAP funds. Currently, District residents living with low income who have financial difficulty paying back rent demanded by their landlord in an eviction filing can apply for public rental assistance funds through *Washington DC's Emergency Rental Assistance Program (DC ERAP)*. This program receives annual funding but has a cap on the amount of rental assistance money that tenants can receive (up to five times HUD's Rental Reasonable guideline for the zip code and bedroom size) and tenants are only eligible to apply for DC ERAP funds one time in a 12-month period.

Starting in 2020 and running throughout 2021 to help tenants affected by the COVID-19 pandemic, the federally funded *STAY DC program* provided rental assistance to tenants without capping the amount of money that could be distributed to each applicant. This meant that tenants facing eviction could apply for STAY DC funds to pay the full balance of the back rent that they owed to the landlord, allowing them to remain housed. Because clients had a financial pathway to retaining possession of their unit, the CLCPP attorneys could provide some level of legal representation to help access STAY DC funds, repay the landlord, and close the eviction case. When the STAY DC program ended in late October 2021, tenants were redirected to Washington DC's ERAP, which remains the only consistent source of publicly available money that District residents can access to help pay rent arrears.

APPENDIX B: EVICTION PROCESS

Although there are nuances that can affect a case flow, an eviction case generally involves the following steps:

Exhibit B-1. Eviction Process in Washington D.C.



As shown in Exhibit B-1, an eviction case begins when the landlord issues a notice to the tenant that demands that the tenant cure an alleged violation of the lease, typically non-payment of rent,³⁴ or vacate the rental unit. Under the new legislative requirements for eviction filings, the landlord must give the tenant 30-days to respond to the notice before they can proceed with a complaint. Landlords are also required to include the contact information for the LTLAN on the eviction notice. After receiving the notice, tenants can either vacate the unit, cure the alleged violation, or remain in the unit without curing the violation, in which case the landlord can file a complaint after the 30-day period has lapsed. Tenants in the notice period are not facing an active eviction lawsuit.

When a landlord files an eviction complaint with the court, a hearing date is set. The landlord is then required serve the tenant with the complaint at least 21-days before the date of the hearing. When a tenant is served with the complaint, they face an active eviction lawsuit. At this stage, the parties can end the case via a negotiated settlement agreement that is filed with the court to resolve the case without a hearing. In some cases, the tenant agrees to move out, sometimes in exchange for a reduction in the amount of rent demanded or for additional time to find alternative housing. It is also possible that the negotiated settlement allows the tenant to remain in the unit providing that the tenant complies with the terms of the agreement. If the tenant complies with the terms, then they can remain housed, however, if they do not then the landlord can petition the court for a writ of restitution, which allows them to schedule a lockout and evict the tenant.

If the parties do not resolve the case with a negotiated settlement agreement, then the case will proceed to trial. The first step in this process is the initial (first) hearing. If the tenant does not appear at this initial hearing, then the Court will issue a default judgment against the tenant, and the landlord can schedule a lockout and evict the tenant. If the tenant does appear, then the Court can dismiss the case, which will typically happen if the landlord's complaint was legally insufficient, or the tenant was not properly served with the complaint in advance of the hearing. If the tenant appears and the case is not dismissed, then it will proceed to a trial where the judge will consider the merits of the landlord's eviction complaint. If the Court rules in favor of the tenant, then the tenant can remain housed, however, if the Court rules for the landlord, then the tenant is evicted and faces an imminent lockout.

Finally, if the landlord is issued a writ of restitution and schedules an eviction, a tenant may redeem their tenancy and remain housed at any time before they are locked out by addressing the landlord's issue (typically by paying back rent).

³⁴ Landlords can only initiate an eviction action for non-payment of rent if the amount demanded is at least \$600.

APPENDIX C: ADDITIONAL DATA

Exhibit C-1. Tenant Risk Factors (Current Period and Total)

Risk Factors	Current Period # (%)	Total # (%)
Household with at least one minor child	645 (37%)	3,441 (38%)
Tenant had a disability or chronic health condition ^a	389 (31%)	2,448 (34%)
Tenant resided in subsidized housing ^{b, c}	490 (40%)	3,071 (43%)
Opposing party had legal representation^d		
Cases with an eviction complaint filed in court by the landlord	975 (95%)	5,324 (92%)
Cases without an eviction complaint filed in court by the landlord	84 (36%)	865 (38%)

Current reporting period = Jul. to Dec. 2023. Total = Aug. 2019 to Dec. 2023.

^a Disabilities included developmental or intellectual disabilities, physical disabilities, psychiatric or mental health disorders, blindness or significant vision loss, and deafness or significant hearing loss. Chronic health conditions included long-term illnesses such as diabetes, asthma, and cancer. Tenants could indicate that they had a disability without disclosing the type.

^b Subsidized housing included Department of Behavioral Health subsidies, low-income housing tax credit, housing choice voucher programs (including VASH and LRSP), project/site-based subsidies (Section 8 or other), public housing, and Rapid Re-housing Subsidies.

^c Subsidized housing information is not collected by Landlord Tenant Legal Assistance Network (LTLAN) intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: 1,059 cases in the current reporting period and 5,898 cases total.

^d Opposing party representation status is not collected by LTLAN intake screeners and is entered later by partner staff. Therefore, these percentages are calculated out of the number of cases that have this information: For cases with a complaint, 921 during current reporting period and 4,749 total; for cases without a complaint filed at intake, 205 during the current reporting period and 1,990 total.

Exhibit C-2. Gender, Age, Race, and Ethnicity of Tenants Served (Current Period and Total)

Demographic Characteristic	Current Period # (%)		Total # (%)	
Gender^a				
Male	531	(34%)	2,987	(33%)
Female	1,140	(65%)	5,867	(65%)
Transgender Male	1	(< 1%)	6	(< 1%)
Transgender Female	4	(< 1%)	23	(< 1%)
Non-binary or gender diverse	2	(< 1%)	20	(< 1%)
Prefer not to say	17	(1%)	48	(< 1%)
Unknown/Missing	46	(3%)	130	(1%)
Age				
Under 18 Years Old	3	(< 1%)	7	(< 1%)
18–35	573	(33%)	2,813	(31%)
36–59	819	(47%)	4,275	(47%)
60 and Older	342	(20%)	1,931	(21%)
Unknown/Missing	4	(< 1%)	55	(< 1%)
Race^b				
Black or African American	1,393	(80%)	7,262	(81%)
White	93	(5%)	565	(6%)
American Indian/Alaska Native	9	(< 1%)	61	(< 1%)
Asian American	13	(< 1%)	83	(1%)
Native Hawaiian or Pacific Islander	1	(< 1%)	15	(< 1%)
Other Race	47	(3%)	313	(3%)
Prefer not to say	50	(3%)	240	(3%)
Unknown/Missing	149	(9%)	666	(7%)
Ethnicity				
Hispanic or Latino/a	115	(7%)	741	(8%)
Not Hispanic or Latino/a	1,316	(76%)	7,065	(78%)
Prefer not to say	41	(2%)	202	(2%)
Unknown/Missing	269	(15%)	1,073	(12%)

Current period = Jul. to Dec. 2023. Total = Aug. 2019 to Dec. 2023.

^a Categories for gender are those used by DC Office of Victim Services and Justice Grants.

^b Race and Ethnicity definitions are those used by the U.S. Census. Fact sheet on definitions can be found here: <https://www.census.gov/topics/population/race/about.html>. Percentages may not sum to 100.